



Wiltshire Housing Site Allocations Plan

Pre-submission
draft plan

Stage 4a Site Landscape Assessment

Part 1: Amesbury, Chippenham, Devizes and
Malmesbury Community Areas

Wiltshire Council
Where everybody matters



THE
ENVIRONMENT
PARTNERSHIP

Prepared by Wiltshire Council
and The Environment Partnership

June 2017

Wiltshire Council

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INTRODUCTION

- 1.1 The Environment Partnership (TEP) and Wiltshire Council have carried out landscape assessment work (including effects on landscape character and views) as part of a study to inform the preparation of the Wiltshire Housing Sites Allocations Plan ('the Plan'). This report is Part One of two parts, covering the sites assessed at Stage 4a of the site assessment process within Amesbury, Chippenham, Devizes and Malmesbury Community Areas.
- 1.2 The National Planning Policy Framework (NPPF) places a requirement upon Local Planning Authorities to secure sufficient delivery of housing to meet local needs in their administrative area, in cooperation with neighbouring authorities; the Plan is therefore required in order to ensure that Wiltshire Council can ensure that local housing needs are met in accordance with the requirements of the NPPF.
- 1.3 The aim of this assessment in broad terms is to identify the important landscape and visual characteristics of various SHLAA sites around settlements and their sensitivities. This is solely for the purposes of plan-making and for the selection of preferred locations for development. The assessment does not assess the impact of any proposals and does not involve the level of detail necessary for the determination of a planning application, such as would be included within a Landscape and Visual Impact Assessment. Landscape impact is also just one of a number of different considerations the Council takes account of when preparing its development plan.
- 1.4 The outcome of the study is to establish for each site the landscape's capacity to accommodate change and this will range from low, moderate-low, moderate-high and high. With sites judged as low, as having the least capacity to accommodate change and those judged as high as having the most capacity to accommodate change.
- 1.5 The sites are associated with one of the four following settlement types:
 - Principal settlements
 - Market towns
 - Local service centres
 - Large villages
- 1.6 The next Section presents the method used in assessing each site in terms of landscape character and views and to determine the site's capacity to accommodate change.

METHOD

- 2.1 The following provides detail of the proposed method for the assessment of each site. This method has been developed to establish the landscape and visual quality and setting of each site and to explore the potential effects of development on:
- landscape character;
 - views from public rights of way and public vantage points; and
 - views from residential properties.
- 2.2 The method comprises six main elements. Firstly a site description followed by an evaluation of the inherent or intrinsic landscape quality. Thirdly, an evaluation of the visual quality of each site, their setting and importance in views within the wider landscape. The fourth aspect is an outline of the likely mitigation potential should the site be developed for housing. The fifth aspect is consideration of the magnitude of effect with regard to the size or scale of change on landscape and views likely to be experienced as a result of any proposed development. The final aspect is a concluding statement as to the site's capacity to accommodate change including mitigation measures.
- 2.3 The assessment was undertaken in accordance with guidance contained in:
- *An Approach to Landscape Character Assessment*, Natural England 2014
 - *Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*, Swanick C 2004, The Countryside Agency/Scottish Natural Heritage
 - *The Guidelines for Landscape and Visual Assessment*, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment 2013 (GLVIA3))

Each of these documents presents contemporary best practice approaches to assessing landscape character and visual effects of development within the landscape.

Desk Study and Field Study

- 2.4 The desk based study, reviewed the location of each site and its context in relation to the Wiltshire Landscape Character Assessment¹ and where relevant the special qualities of the Areas of Outstanding Natural Beauty (AONB)². Field assessment of each of the sites was carried out by two experienced Chartered Landscape Architects at TEP, and Wiltshire Council landscape officers. The assessment was carried out on foot from publicly accessible locations. Representative photographs were taken of the sites and their landscape context and were used to illustrate the report. The field work included an evaluation of the landscape and visual quality of each of the sites and their immediate surroundings. Notes were taken of key features in and near to the site including existing land use, the presence of vegetation in the form of woodland, groups of trees, specimen trees and hedgerows. Other features were noted including the presence of topography, geology and man-made structures. Views from and towards the site were also recorded.

Site Description

- 2.5 A description of the key features on and next to each site, including land use, vegetation, building structures, the presence of public rights of way (PRoW) and site boundaries.

¹ Wiltshire Landscape Character Assessment (2005)

² Cranborne Chase and West Wiltshire Downs AONB Management Plan (2014-19), North Wessex Downs AONB Management Plan (2014-19) and Cotswolds AONB Management Plan (2013-18).

Evaluation of Landscape Quality

2.6 Landscape quality is a judgement of the intactness and condition of a landscape. This is assessed by considering the representation of typical characteristics and the state of repair of individual features which contribute to those typical characteristics. It includes a factual description of the landscape character of the area being considered. This was assessed with reference to the following aspects:

- Consideration of the landscape character area the candidate site falls within
This included a review of the landscape character area in which the site falls. Consideration was given to the 'levels of intactness' exhibited by landscape features reported. This aspect is closely linked to consistency (see below). The balance and interaction of landscape features and how they are perceived contributes to landscape 'attractiveness'. The judgement to be recorded was '**highly attractive**', '**attractive**', '**pleasant**' or '**common place**'.
- Consistency of landscape character
This assesses the consistency of landscape character of the site and its immediate surroundings, with the landscape character of the wider area. This may be judged as '**highly consistent**', '**mostly consistent**', '**some key characteristics present**' or '**not representative of wider character**'.

However, it should be noted that along any fringes to settlements the landscape can display features that although not consistent with the wider character but combine to create an attractive landscape. In such cases this was reported.

- Settlement edge and contribution to settlement setting
This would include a factual description of how the landscape contributes to the setting of an adjacent settlement. It would identify settlement pattern; nature of the settlement edge; inter-relationship between the area being considered and the adjacent settlement and any distinctive landscape or built form features which make an important contribution to the setting of the settlement. This would be judged as '**integral part of settlement setting**', '**some features contributing to settlement setting**', '**limited association with settlement setting**' or '**not associated with settlement setting**'.
- Remoteness and tranquillity
This assesses the degree to which a landscape has been influenced by man. It relates strongly to the perceptual experience of a landscape. Low noise level, low density of settlement and infrequent roads indicate a tranquil and often rural character, likely to be more sensitive and more affected by new development than one that is already disturbed or impinged by busy roads, industry and residential development. This aspect was judged as either being: '**remote**', '**peaceful**', '**some interruption**' or '**not tranquil**'.

Evaluation of Visual Quality

2.7 Visual quality assesses the views, visibility of urban influences and setting for the site (referred to as site below) within the wider landscape.

- Visual prominence of the site
This aspect assesses the views and visual connections with adjacent landscapes, the prominence of the settlement fringe within these views and the effect of landform and tree and woodland cover on the visibility of an area. A landscape which is isolated or well screened from the surrounding landscape is likely to have a lower sensitivity than

one which forms a key component or is highly visible in the surrounding landscape. This is judged as being either '**High**', '**Moderate-high**', '**Moderate-low**' or '**Low**'.

- Public accessibility

The extent to which an area is currently used by the public can affect its sensitivity and the perception of the landscape. Most land-use planning regimes consider that public views are of greater value than views from private property. Recreational elements (e.g. footpaths, bridleways, sports grounds, parks) are likely to be more sensitive than an area which is currently little-used by members of the public or has limited or no accessibility. This is judged by considering how many public routes or open spaces cross or pass around the area being considered and also, where information is available, the number and types of receptors. This is judged as being '**high sensitivity**', '**moderate-high sensitivity**', '**moderate-low sensitivity**' or '**low sensitivity**'.

- Important views

This includes a judgement of important or prominent features within a settlement such as church spires or prominent buildings or to surrounding landscape features and landmarks and how they relate to the area being considered and whether the site being assessed intervenes with those views. For example, a church surrounded by trees or on the highest land within a settlement may be a key feature of the view to a settlement and the adjacent land is likely to be more sensitive to development which may detract from or reduce its prominence in views than a view dominated by development or a 'harsh' settlement edge. This may be judged as '**highly important views**', '**some important views**', '**no important views**' or '**views dominated by detracting features**'.

Overall mitigation potential

2.8 This judgement includes consideration of the overall mitigation potential, which would be in keeping with the landscape character. Mitigation is proposed to prevent, reduce and where possible offset adverse effects on landscape character and views.

This is based on ensuring that the key characteristics of the surrounding landscape (as identified in the County and or AONB Landscape Character Assessments) are protected or enhanced through any future development. Potential for mitigation will be assessed either as being '**low**', '**moderate-low**', '**moderate-high**' or '**high**'. Those locations where implementation of appropriate mitigation appears less achievable ('low' or 'moderate-low') would be less favourable options in landscape and visual terms to be taken forward in the evaluation process than those which would be more achievable ('moderate-high' or 'high').

Magnitude of Effect on Landscape Character

2.9 In accordance with paragraphs 5.48 to 5.52 of GLVIA3 the magnitude of effect on the landscape is considered with regard to the size or scale of change in the landscape likely to be experienced as a result of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial), and the duration and reversibility of the effect. More weight is usually given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation, particularly where planting is proposed as part of the works which would change the scale of the landscape effect.

Table 2.1 Criteria for the Assessment of the Magnitude of Effect on Landscape Character

Magnitude of Effect	Typical Criteria
High	Major alteration to key features or characteristics in the existing landscape and/or the introduction of elements considered totally uncharacteristic.
Medium	Partial alteration to key features or characteristics of the existing landscape and/or the introduction of prominent elements.
Low	Minor alteration to key features and characteristics of the existing landscape and/or the introduction of features which may already be present in the landscape.
Negligible	A very minor alteration to key features or characteristics of the existing landscape. Change would be barely perceptible

Magnitude of Effect on Views

- 2.10 In accordance with paragraphs 6.38 to 6.41 of GLVIA3 the magnitude of effect evaluates the visual effects identified in terms of the size or scale of each component of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial); and its duration and reversibility. More weight is usually given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation planting, particularly where planting is proposed as part of the works, which would change the scale of visual effect.

Table 2.2 Criteria for Assessment of Magnitude on Effects of Views

Magnitude of Effect	Typical Criteria
High	High alteration to the existing view and/or the introduction of elements considered totally uncharacteristic in the view. Typically this would be where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering or backgrounding and there would be a great scale of change from the present situation for the long or medium-term.
Medium	Partial alteration to the existing view and/or the introduction of prominent elements in the view. Typically this would be where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected. There may be some screening or backgrounding which minimise the scale of change from the present situation.

Low	<p>Low alteration to the existing view and/or the introduction of features which may already be present in views.</p> <p>Typically this would be where a moderate or low proportion of the view would be affected for the short-term or the development would be visible for the long-term in distant views; where only a small proportion of the view is affected in the medium-term or long-term; where the medium-term or long-term effect is reduced due to a high degree of filtering, screening or backgrounding or where there is a low scale of change from the existing view.</p>
Negligible	<p>Very low alteration to the existing view.</p> <p>Typically this would be where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view and/or where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.</p>

Capacity to Accommodate Change

2.11 The final aspect of the site assessment considers the degree to which a landscape can accommodate change without detrimental effects on its character and views. This judgement also includes consideration of the scope for mitigation measures, which would be in keeping with landscape character. Those sites where the capacity to accommodate change with mitigation appears more limited would be assessed as **'low'** or **'moderate-low'**. Sites where the capacity to accommodate change with mitigation appears more achievable would be assessed as **'moderate-high'** or **'high'**. In the event of the site being developed for housing, outline mitigation measures are also provided taking into account existing landscape features, landscape setting and views.

Presentation

2.12 The assessment for each site is presented on a A3 size pro-forma that includes a photograph of the site, a brief site description and a summary of the key characteristics of the published landscape character area that the site falls within. The pro-formas also include; an evaluation of landscape and visual quality, overall mitigation potential, and the judgements on the likely effects on national/local designations, landscape character and views. The pro-forma concludes with the capacity to accommodate change judgement.

ASSUMPTIONS ABOUT DEVELOPMENT FOR THE IMPACT ASSESSMENT

- 3.1 This section provides assumptions about housing, associated development and densities for the impact assessment.

Housing and associated development

- 3.2 Elements considered as part of the impact assessment:

- Housing;
- Private garden space;
- Access to the site from existing road network;
- Access roads in the site;
- Car parking areas;
- Incidental open space and landscaping; and
- Children's play areas.

Assumptions about density of development

- 3.3 The following assumptions have been made about the density of development for the various housing sites;

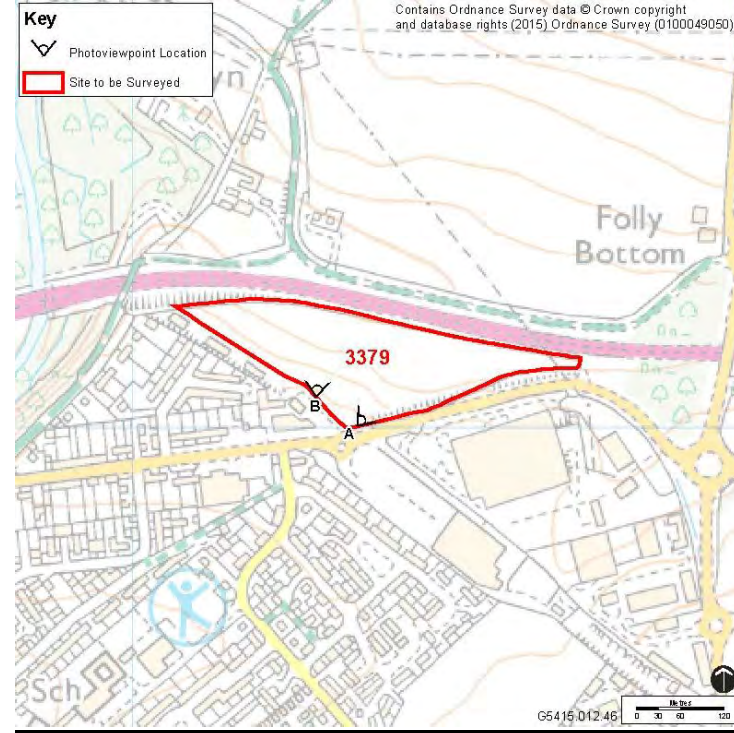
- Sites in AONBs – 30 units per hectare
- Sites in local villages and local service centres - 30 units per hectare
- Sites in market towns - 40 units per hectare
- Sites in principal settlements - 40 units per hectare

- 3.4 It is assumed that the majority of potential housing sites would have buildings no greater than two storeys in height.

Mitigation Measures

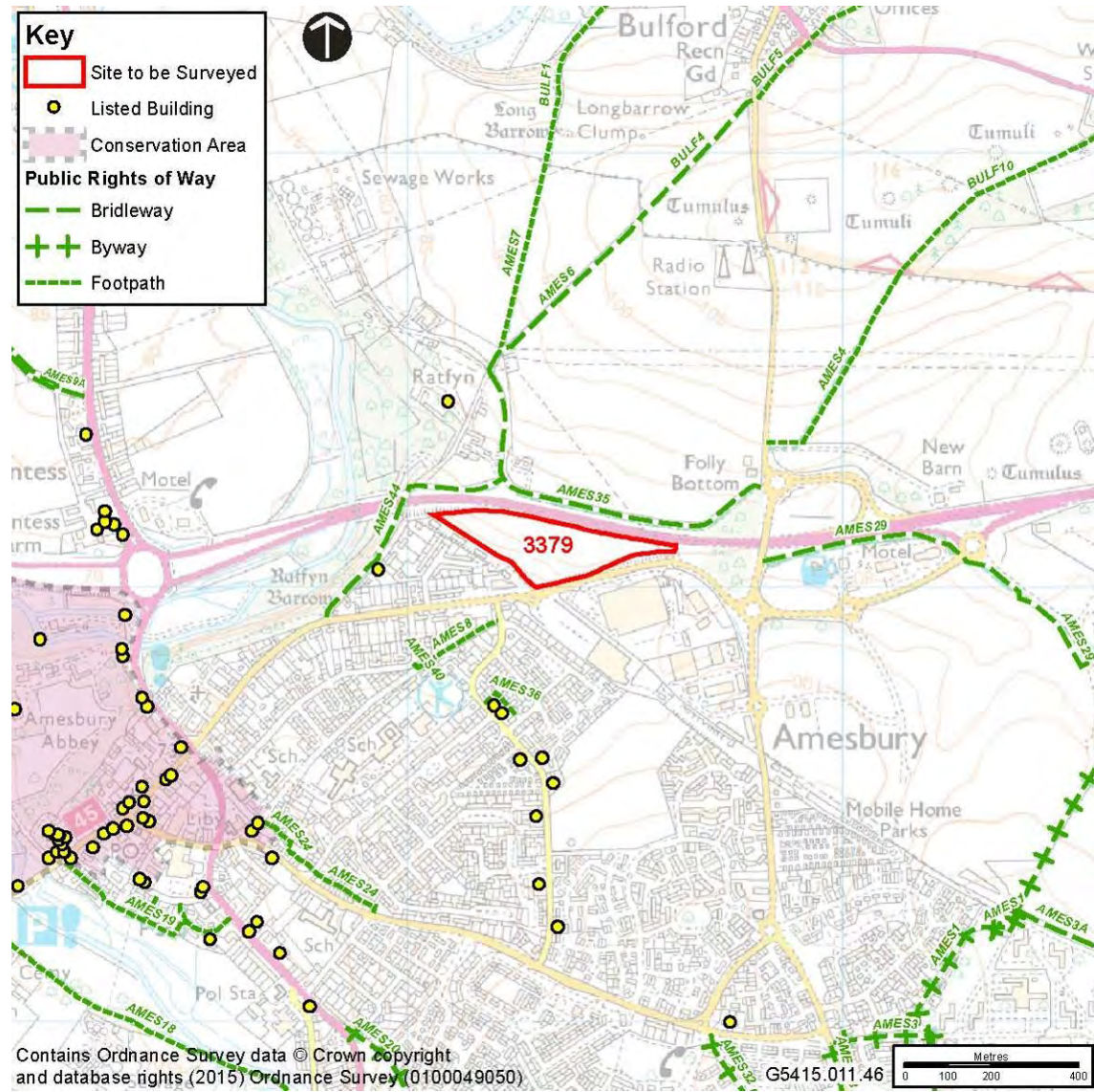
- 3.5 The impact assessment considers measures to mitigate adverse effects on landscape character and views. This could include the retention of existing vegetation on site, the provision of planting (screening, copses, groups of trees or individual specimen trees) along site boundaries or retention of non-developed land or in open space provision. The impact assessment also recognises the role of topography in limiting adverse effects on landscape character and screening development from wider views.

Site: 3379 Amesbury

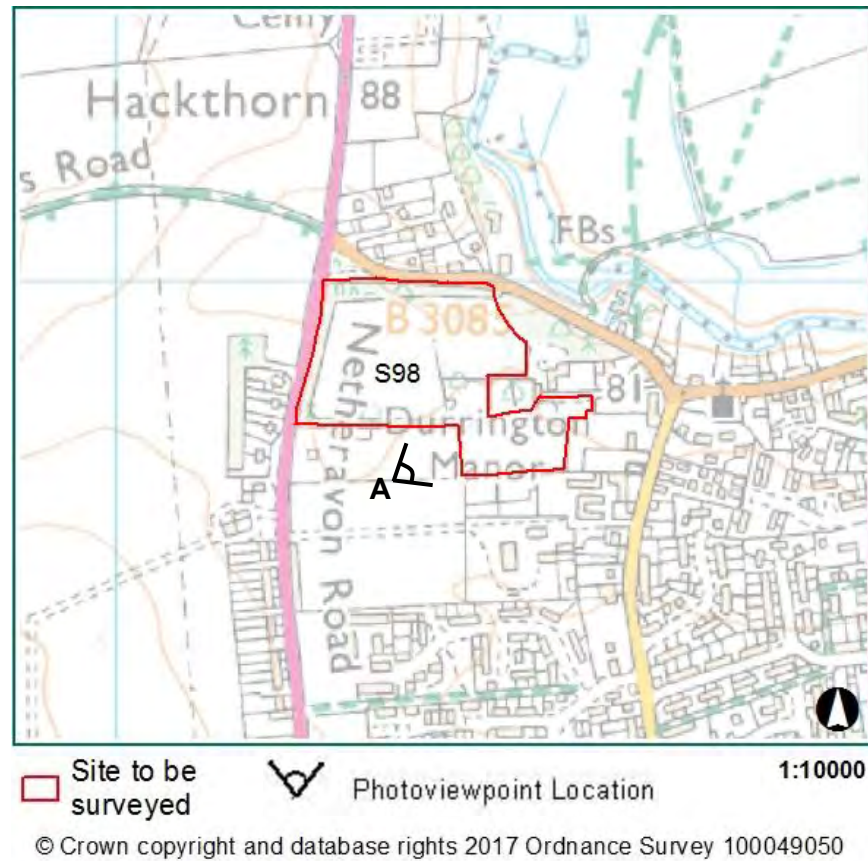


Element	Assessment
Key features of landscape character area	<p>Candidate site is in 3B Salisbury Plain East (County Landscape Character Assessment, 2005). The key features of the landscape character area are described as:</p> <ul style="list-style-type: none"> • Very large scale and open, exposed landscape. • Rolling plateau landform with panoramic views over the surrounding lowlands creating a sense of elevation. • Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows. • Steep and incised slopes down to the surrounding river valleys. • Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery. • Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks. • Proliferation of military signage and posts along the numerous tracks that cross the area. • Rich ecology particularly the numerous extensive and intact areas of chalk grassland. • Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum. • Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations. <p>Near the western side of the site the character area changes to 5D Upper Avon River Valley which has a strongly enclosed valley character and intimate scale contrasting with the surrounding open upland landscape. However, the site has very limited association with 5D due to the severing effect of the A303 corridor.</p>
National/ Designations	n/a
Site description	The site occupies a triangular piece of grazing land covering 4.48 hectares on the northern edge of Amesbury with sloping land down from south to north. The northern boundary is defined by mature screening including trees and shrub species with the A303 dual carriageway running adjacent. The south western site boundary is defined by a hedgerow with some light industrial units beyond. The south eastern boundary is largely open with London Road running alongside on slightly higher ground. Land inside the site next to the south eastern is particularly steep.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and contribution to settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	The sloping land and containment provided by the screen planting next to the A303 provide the main characteristics of the site. The site has limited association with the landscape to the north due to the severing effect of the A303. North of the A303 is the larger scale, undulating and exposed landscape of the Salisbury East Plain but with some quite prominent overhead line and communication mast infrastructure on higher ground. On lower ground there are some copses and woodland belts. To the north west is the Upper Avon River Valley with steeply sloping landform and a high level of tree cover. The site provides limited contribution to the settlement setting as it is an isolated field and is strongly influenced by the large retail and employment buildings and road infrastructure to the south.

Views	
Visual prominence judgement	High / Moderate-high / Moderate-low / Low
Public accessibility	High sensitivity / Moderate-high sensitivity / Moderate-low sensitivity / Low sensitivity
Important views	Highly important views / Some important views / No important views / Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The undulating and exposed character of Salisbury Plain East enables wide open views in all directions, whereas the enclosed nature of the Upper Avon River Valley results in a range of more contained views. There are open views towards the site from the rising ground to the north, including PRowS AMES6 and AMES7 where the site can be viewed as a sloping green field in front of the built up commercial edge to Amesbury. From the south there are open views from London Road and the adjacent light industrial units and offices towards the site. Landscape screening along the site's northern boundary limits views from the A303 and PRow on lower ground near to the Upper Avon River Valley.
Mitigation	
Overall Mitigation Potential	Low / Moderate-low / Moderate-high / High The site is well contained along its northern boundary by landscape screening adjacent to the A303 and there is also a mature hedgerow along the south western boundary. Effects on receptors to the south could be partly mitigated by appropriate landscape treatment along London Road, although some views towards Salisbury Plain East should be maintained through the arrangement of development. The overall mitigation potential is high .
Impact Assessment	
Magnitude of effect on landscape character	High / Medium / Low adverse / Negligible
Description of impacts on landscape character	Development would alter the landscape character of this gently sloping grazing land. However, the site is surrounded on all three sides by development or major road infrastructure and the landscape buffer along the northern edge of the site would limit adverse effects on the wider landscape character to the north. Land to the south of the site is characterised by some large-scale buildings and residential development to the west and so development of this site for housing would constitute a minor alteration to the characteristics of the site and immediate surroundings and the introduction of development already present in the landscape. The magnitude of effect would be low adverse .
Magnitude of effect on views	High / Medium / Low adverse / Negligible
Description of impacts on public views within and surrounding the site	London Road – there would be fleeting oblique views of residential development along a short section of this road which already has views of development to the southern side. Existing views of Salisbury Plain East and landscape to the north would be screened with a partial alteration to the existing view and the introduction of prominent elements in the view. The magnitude of effect would be low adverse . A303 – the road runs next to the site but most views towards a proposed development would be screened or heavily filtered by the trees and shrubs along the northern site boundary. The magnitude of effect would be negligible . PRow AMES6 and AMES7 – these receptors north of the site and would have southerly views towards the proposed development. There would be open middle distance views towards the proposed development but it would be seen in the context of the existing adjacent large-scale employment and retail development on higher ground and be set behind the vegetation on the northern site boundary. There would be a low alteration to the existing view and introduction of development already present in views. The magnitude of effect would be low adverse .
Description of impacts on private views surrounding the site	Light industrial units to west of site - these buildings have limited views in the direction of the proposed development and with the existing hedgerow on the south western boundary partly screening views there would be a low alteration to the existing view and a low adverse magnitude of effect. Residential properties on Beacon Close, west of site – these single storey properties would have some rear views towards the proposed development filtered by their garden vegetation. The roofscape of the adjacent light industrial units (described above) would also be in the view. There would be a low alteration to the existing view and a low adverse magnitude of effect. Office block at Menton Distribution Park on London Road - Existing views of Salisbury Plain East and landscape to the north would be partly screened by the proposed development with a partial alteration to the existing view and the introduction of prominent elements in the view. The magnitude of effect would be medium adverse .
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low / Moderate-low / Moderate-high / High The site is well contained along its northern boundary by tree planting and by the mature hedgerow along the south western boundary. Effects on receptors to the south could be partly mitigated by appropriate landscape treatment along London Road. Some views from the south across the site towards Salisbury Plain East should be maintained through the arrangement of development. The hedgerow along the south west boundary should be reinforced with appropriate additional planting. Tree planting should be proposed throughout the development and along the access roads to help provide softening in views from the wider countryside to the north. Overall the site has a moderate-high capacity to accommodate change.



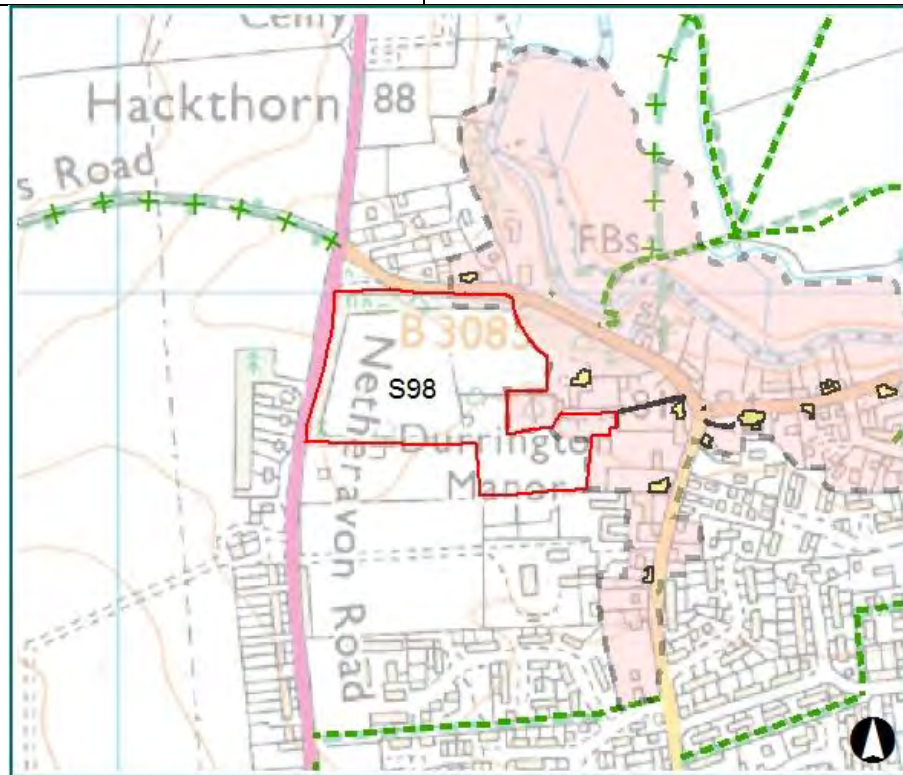
Site: S98 - Land to the rear of Durrington Manor, Durrington



View A: View from adjoining development at Clover Lane towards south east part of the site.

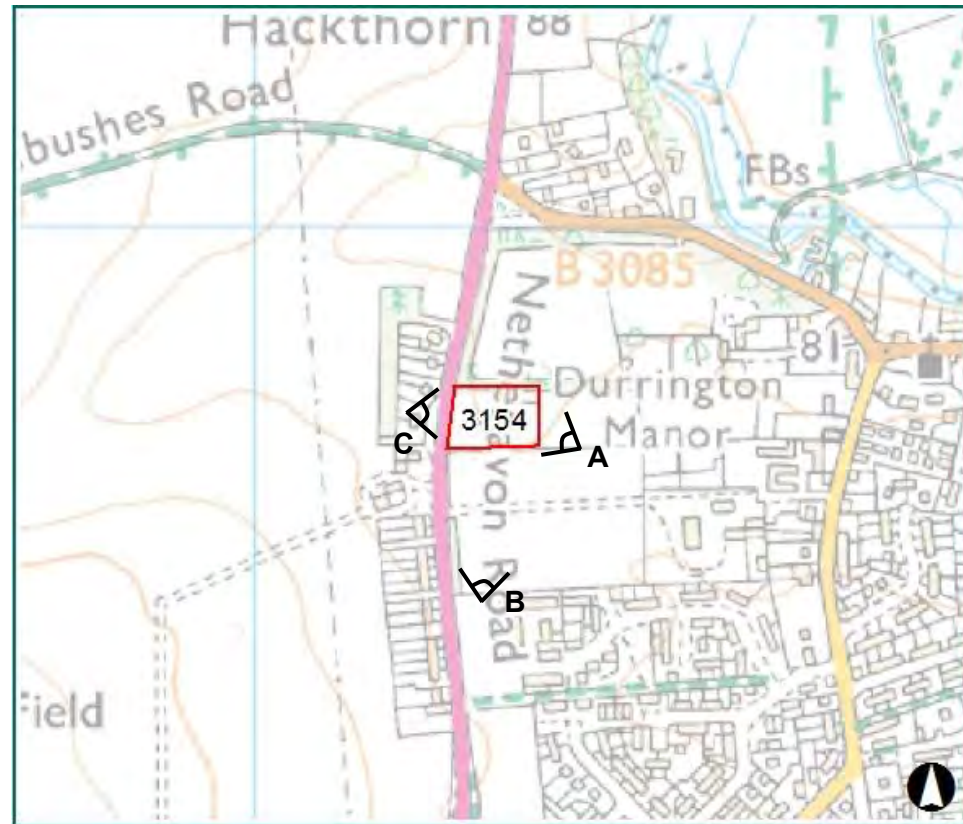
Element	Assessment
Key features of landscape character area	<p>5D Upper Avon Chalk River Valley Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.</p> <ul style="list-style-type: none"> • Level, often narrow valley floors with relatively steep sides. • Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields. • Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys. • Riparian woodlands, lines of poplar along ditches and willow pollards. • Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor. • Clear fast flowing chalk rivers and streams a key habitat. • Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs. • Many long established villages, sited along the spring line and built of a rich variety of vernacular materials. • Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology. • Valley used as transport corridors with major roads and railway lines along valley sides. • Rural landscape sometimes interrupted by the large volume of traffic. <p>The 3A Salisbury Plain West High Chalk Plain lies directly to the west.</p>
National/Local Designations	The eastern edge of the site adjoins the Durrington Conservation Area.
Site description	The site comprises a number of smaller fields directly to the west of Durrington Manor and adjacent to the Durrington Conservation Area and a larger field which adjoins the A345 and Hackthorne Road. There is a significant belt of mature trees to this field along the southern, western and northern boundaries which are designated TPO. There are some isolated scattered trees within the site and to the garden boundary with Durrington Manor House (Listed Building) which is within 30m of the site. There is a belt of mature trees to the southern boundary adjacent to the recent housing development at Bluebell Way.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive Pleasant/Commonplace
Consistency with wider character judgement	Highly consistent/Mostly consistent Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and	The established mature trees are of high amenity value and contribute to the wooded and enclosed character of this part of Durrington adjacent to the Conservation Area and Durrington Manor House. The trees are also significant in defining the edge of the village and its separation from the High Chalk Plain directly to the west.

surrounding area	
Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is largely contained by the peripheral belts of mature trees to the boundaries and relates to the wider setting of the Conservation Area and Durrington Manor House.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High The site contributes to the landscape setting of Durrington Manor House and therefore residential development at this site is likely to be limited and restricted to certain areas depending on further Heritage assessments. A substantial GI/ landscape buffer will be required to the TPO tree belt along the boundaries of the site and to the larger specimen trees which should also be retained within open space.
Impact Assessment	
Overall magnitude of effect on landscape character	High/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	Housing development at this site would result in the loss of the wider landscape setting to Durrington Manor House. Access via Hackthorn Road would impact the TPO with potential loss of mature trees which may adversely affect the rural and wooded character of this approach into Durrington.
Overall magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Views from the adjacent roads will be limited due to the filtering effects of the mature tree belts.
Description of private views surrounding the site	Durrington Manor House, Manor Cottage and gardens – views of development would be partly screened by intervening tree planting; magnitude of effect medium to low adverse. Properties to the High Street – views of development would be partly screened by intervening tree planting; magnitude of effect medium to low adverse. Properties to Bluebell Way - views of development would be partly screened by intervening tree belt along site boundary; magnitude of effect low adverse.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High Residential development at this site would be restricted by the substantial landscape buffers/ open space that would be required to the TPO tree belts to the site boundaries and mature trees within the site to ensure their long term retention. Access may also be problematic and further assessments regarding the impacts on the Conservation Area and settings of the Listed Buildings would be required.



Site to be surveyed
 Conservation Areas
 Bridleway
 Footpath
 + Byway
 1:10000

Site: 3154 - Piece Meadow, Durrington



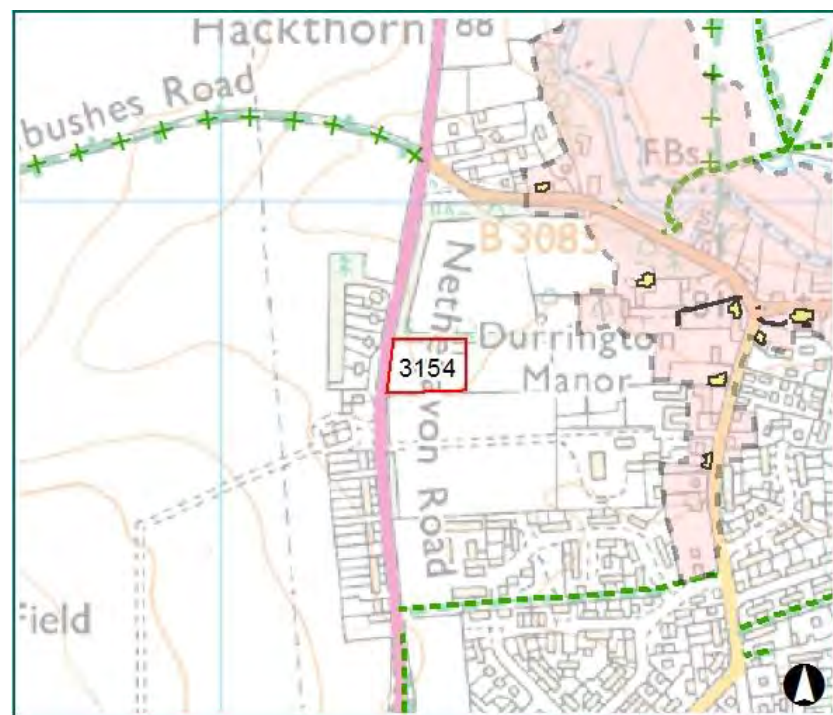
Site to be surveyed
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View A: View from adjoining development at Clover Lane towards the site, and TPO tree boundary.

Element	Assessment
Key features of landscape character area	5D Upper Avon Chalk River Valley <ul style="list-style-type: none"> • Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape. • Level, often narrow valley floors with relatively steep sides. • Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields. • Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys. • Riparian woodlands, lines of poplar along ditches and willow pollards. • Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor. • Clear fast flowing chalk rivers and streams a key habitat. • Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs. • Many long established villages, sited along the spring line and built of a rich variety of vernacular materials. • Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology. • Valley used as transport corridors with major roads and railway lines along valley sides. • Rural landscape sometimes interrupted by the large volume of traffic. The 3A Salisbury Plain West High Chalk Plain lies directly to the west.
National/Local Designations	n/a
Site description	The site consists of a detached dwelling Piece Meadow with gardens and outbuildings and a larger rectangular field used as pasture/ paddocks. The dense belt of mature trees to the northern boundary is covered by TPO. Allotments and recent housing off Clover Lane adjoin the southern edge of the site. Durrington Manor Listed building is within 130m of the site to the NE.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Commonplace
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil

Evaluation of landscape character of site and surrounding area	The site is within the residential edge of Durrington with a row of semi-detaching housing along Netheravon Road opposite defining the western extent of the settlement. Beyond the main road the landscape has characteristics of the LCA3A with the open arable fields of the downs.
Views	
Visual prominence judgement	High/Moderate-high / Moderate-low / Low
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity / Low sensitivity
Important views	Highly important views/Some important views / No important views / Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is largely enclosed by the mature tree belt and adjacent housing to Netheravon Road and at Clover Lane.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low / Moderate-high / High A GI/ landscape buffer will be required to the TPO tree belt along the northern edge of the site.
Impact Assessment	
Overall magnitude of effect on landscape character	High / Medium adverse / Low adverse / Negligible
Description of impacts on landscape character	The development would have very limited impact as this is essentially an infill site.
Overall magnitude of effect on views	High / Medium adverse / Low adverse / Negligible
Description of impacts on public views within and surrounding the site	Netheravon Road – views of development seen in the context of the existing housing; magnitude of effect low adverse.
Description of private views surrounding the site	Residential properties at Netheravon Road and Clover Lane - views of the development vary depending on intervening boundary hedges and trees; magnitude of effect low to medium adverse.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low / Moderate-high / High Housing development on this site would have very limited effects due to the contained nature of the site and its location adjacent to existing housing. The landscape buffers/ GI corridor to the northern edge of the site will be critical to the long term retention of the TPO tree belt.



■ Site to be surveyed ■ Conservation Areas --- Bridleway
■ Listed Buildings + Byway --- Footpath
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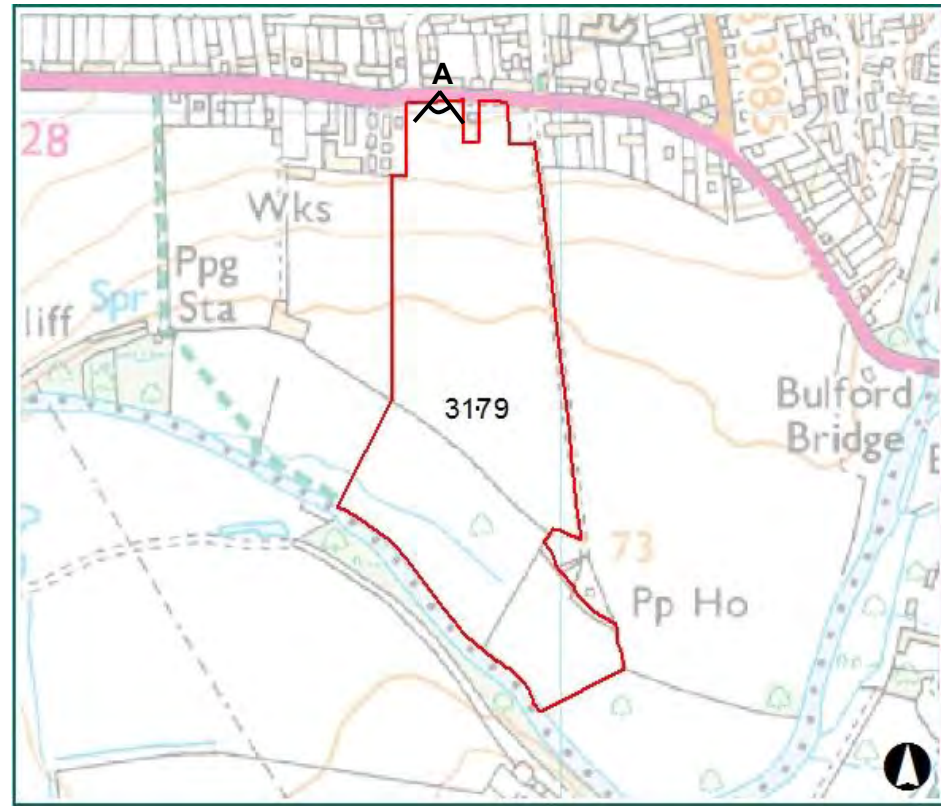


View B: View from the south showing existing Clover Lane development and tree belt on southern boundary of the site.



View C: View from Netheravon Road looking east into the site.

Site: 3179 - Land to the south of Larkhill Road, Durrington



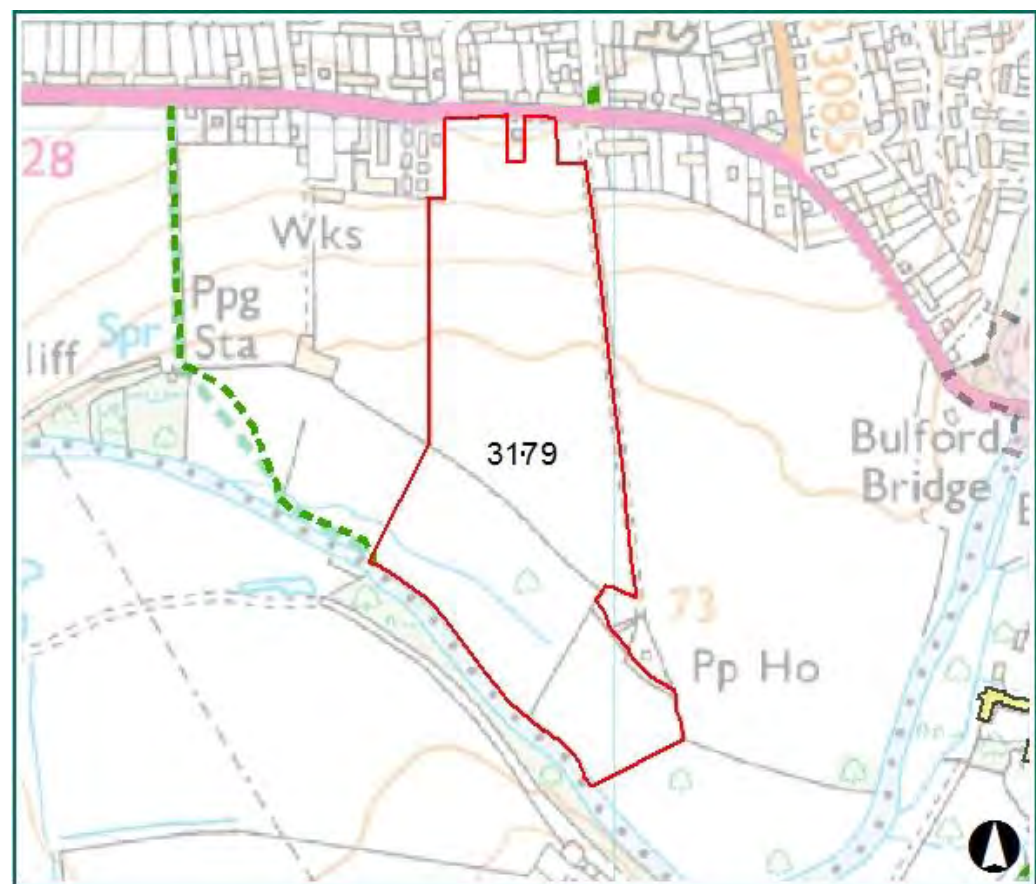
Site to be surveyed
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View A: View looking south from Larkhill Road.

Element	Assessment
Key features of landscape character area	5D Upper Avon Chalk River Valley <ul style="list-style-type: none"> • Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape. • Level, often narrow valley floors with relatively steep sides. • Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields. • Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys. • Riparian woodlands, lines of poplar along ditches and willow pollards. • Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor. • Clear fast flowing chalk rivers and streams a key habitat. • Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs. • Many long established villages, sited along the spring line and built of a rich variety of vernacular materials. • Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology. • Valley used as transport corridors with major roads and railway lines along valley sides. • Rural landscape sometimes interrupted by the large volume of traffic.
National/Local Designations	n/a
Site description	The site consists of a large elongated gently sloping arable field which extends from Larkhill Road to the floodplain of the River Avon and includes an area of grassland and scrub next to the river. Housing along Larkhill Road comprises a mix of detached and semi-detached dwellings with small retail units/ depot adjoining the western boundary.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Commonplace
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	The lower part of the site forms part of the wider floodplain with characteristics of 5D LCA.

Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site contributes to the wider landscape of the chalk river valley with open views across the wooded floodplain to the rising ground to the west of Durrington Walls and Woodhenge.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High Housing should be restricted to the upper part of the site as infill limiting development to within the current line of residential built form south of Larkhill Road.
Impact Assessment	
Overall magnitude of effect on landscape character	High/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	By restricting development to an area which relates to the existing settlement any adverse impacts on landscape character can be minimised. Development can be considered as infill.
Overall magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Larkhill Road – views of development appearing as infill; magnitude of effect low adverse.
Description of private views surrounding the site	Properties on Larkhill Road – views of development appearing as infill; magnitude of effect medium to low adverse.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High Housing development of the full extent of this site would be an incongruous intrusion into open countryside which would not reflect the existing pattern of development. Housing should be restricted to the upper part of the site as infill limiting development to within the current line of residential built form south of Larkhill Road.

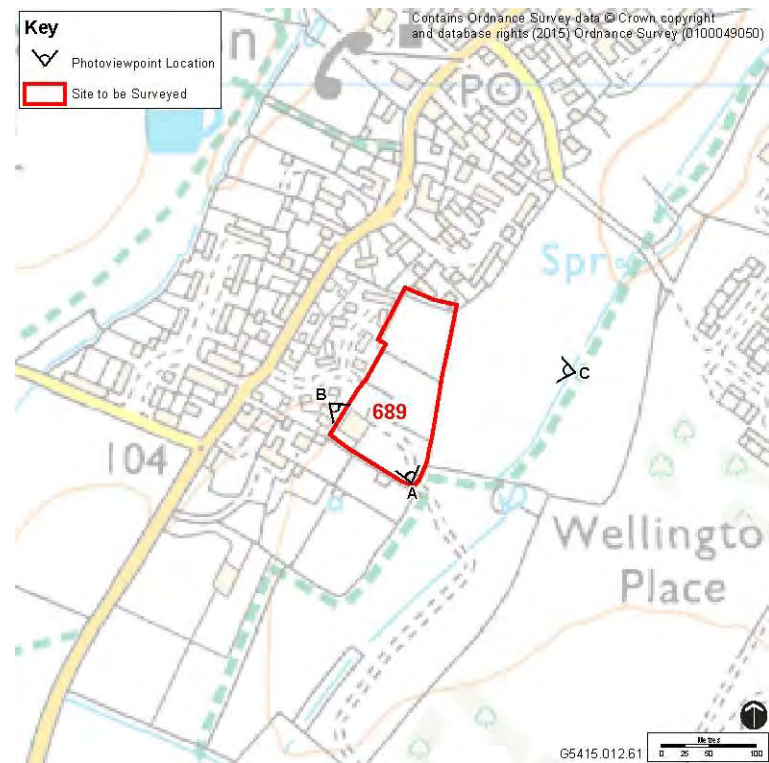


□ Site to be surveyed
 ■ Conservation Areas
 — Bridleway
 - - - Footpath
■ Listed Buildings
 + + Byway

1:10000

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Site: 689 Land east of The Street, Hullavington



View A: View across site from southern corner, looking through field entrance adjacent to PRow (HULL9)

Element	Assessment
Key features of landscape character area	<p>The site is in Landscape Character Area (LCA) 16A Malmesbury-Corsham Limestone Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 16A are described as:</p> <ul style="list-style-type: none"> • Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. • A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses. • Mix of permanent pasture and arable farmland. • Strong network of hedgerows with hedgerow trees. • Dry stone wall field boundaries in some areas and around settlements. • Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement. • More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. • Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. • Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by a network of rural roads. • Traditional local limestone buildings are an outstanding feature. • Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	Hullavington Airfield is designated a Conservation Area. The Conservation Area boundary extends west and coincides with the southeast corner of the site.
Site description	<p>The 1.5ha site mainly comprises a field of rough grassland on the southeast edge of Hullavington village. There is an agricultural track, which extends across the southern part of the site, providing a connection between a residential access road (Gardners Drive) off The Street to the west, with a further field of grassland, which connects with the airfield. In the southwest part of the site, to the immediate east of houses on Gardners Drive, there is a cow shed and area of hardstanding, and there is also a dilapidated timber post and rail fence across part of the field. The western and northern site boundaries are formed by garden fences and vegetation to adjacent two storey modern housing development arranged around modest sized cul-de-sac estates. The site's western and southern boundaries are defined by tall dense and continuous hedgerows, with grassland fields beyond.</p> <p>In terms of wider landscape context, Hullavington village is separated from the airfield to the east, by a narrow belt of pastoral land with outgrown hedgerows and linear tree belts to field boundaries. The pastoral land is associated with a small tributary of the Gauze Brook, which flows in a shallow valley with PRow access along it.</p>
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character

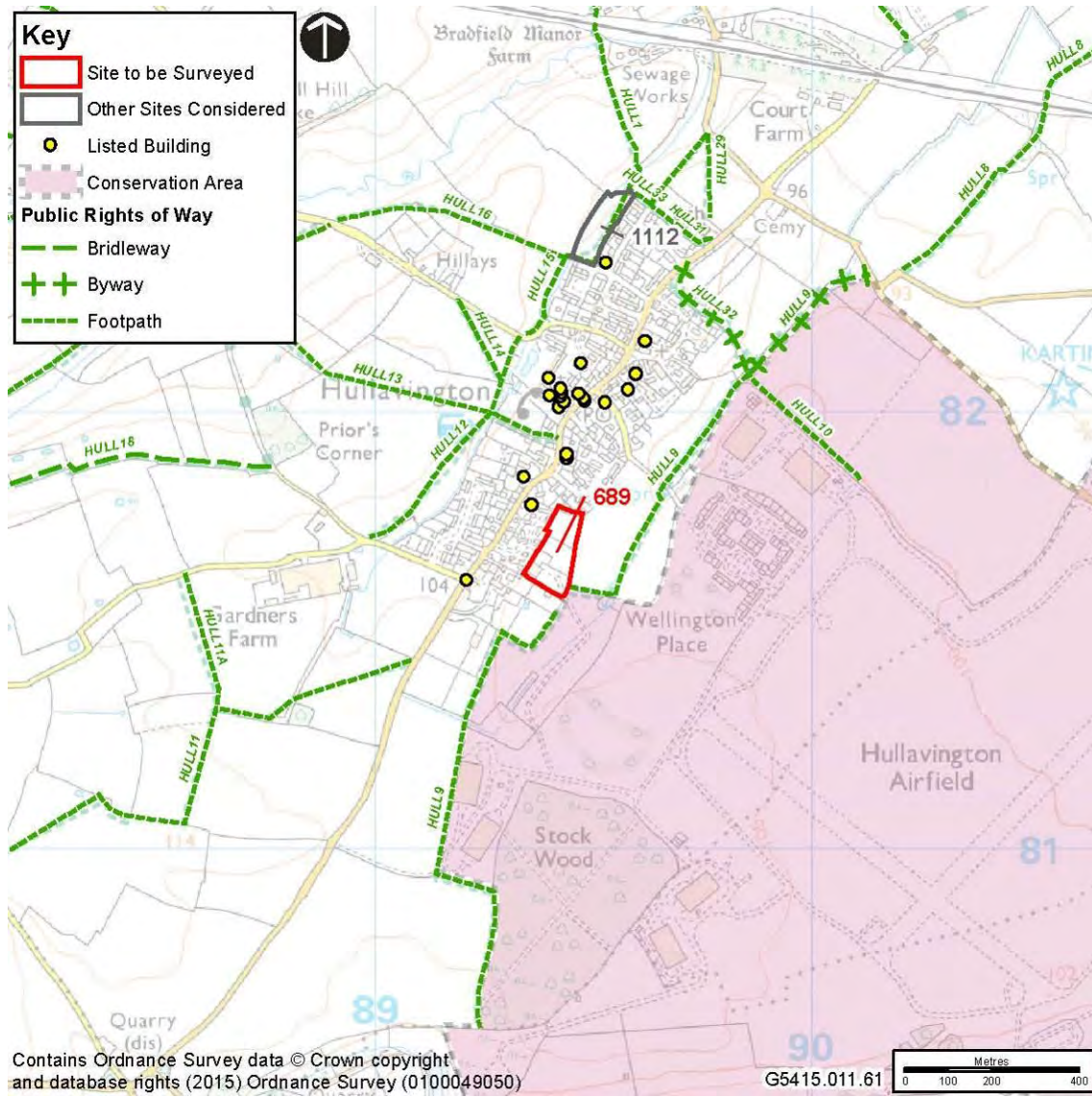
Settlement edge and contribution to settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	The proximity to the airfield development (which comprises hangars and residential development at Wellington Place) and residential development on the edge of the village, as well as the existing structures and uses on the site and in neighbouring fields, mean that the landscape character to the southeast part of the village is judged to be common place. The character of the local landscape is mostly consistent with the wider LCA 16A, although features such as stone walls and historic parkland are not apparent. Whilst the site forms part of the belt of pastoral land between the village and the airfield, the degree of enclosure created by the substantial hedges to its eastern and southern boundaries means that it makes a limited contribution to settlement setting. Hullavington is approximately 2km to the north of the M4 and the Swindon to Bristol railway line is to the north of the village. The village is served by minor roads and whilst the site is on the settlement edge, it is peaceful.

Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	Whilst the site is visible from adjacent houses, the substantial hedgerows to the site's eastern and southern boundaries means the site is of relatively low prominence. There is no public access into the site and the site is only visible from publicly accessible locations at track accesses into the site. There are no important views in the vicinity of the site.

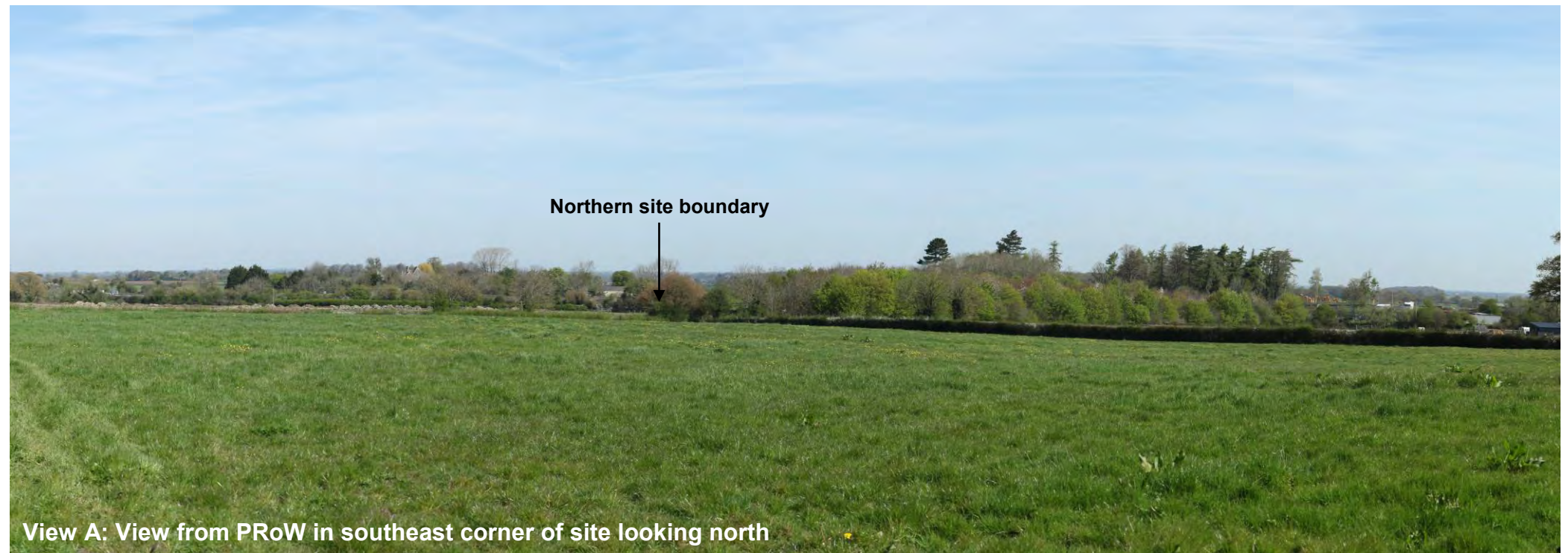
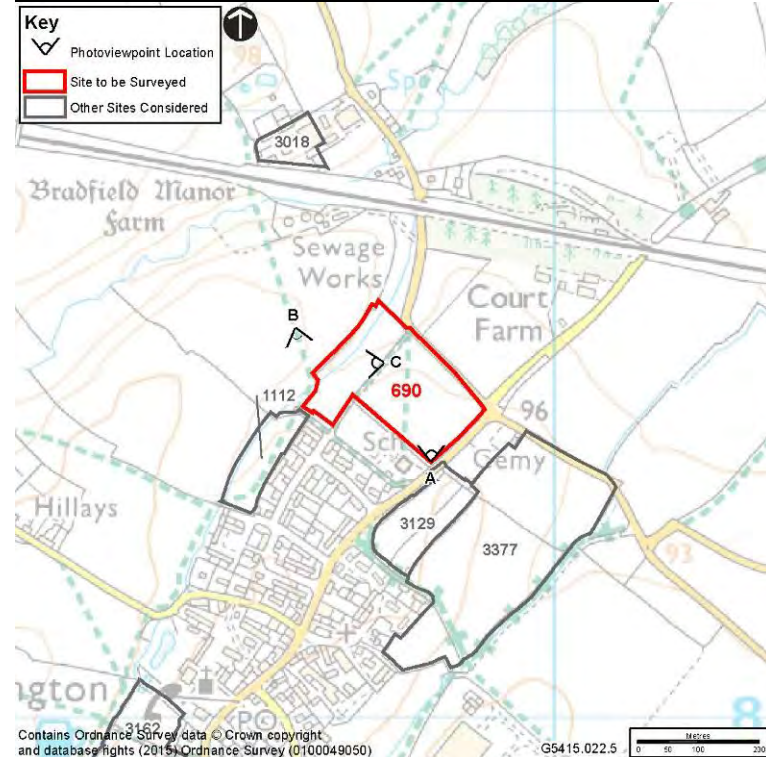
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High The site already benefits from a tall hedgerow to two sides. The presence of hedgerows and tree belts in the local landscape means that further planting to the site boundaries would be appropriate. Given the relatively small size of the site, it would not be possible to screen views of new development entirely but overall the mitigation potential is moderate-high .

Impact Assessment	
Magnitude of effect on landscape character	High/Medium/Low adverse/Negligible
Description of impacts on landscape character	Residential development on this site would replace existing undeveloped rough grassland, as well as hardstanding and the cow shed in the southwest part of the site. The site is closely associated with the settlement edge and is separated from the pastoral land and airfield beyond by field boundary vegetation. Housing development on the site would represent a minor alteration to the characteristics of the existing landscape. The magnitude of effect on landscape character would be low adverse .
Magnitude of effect on views	High/Medium/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	PRoW HULL9 and footpath connecting Buckley Barracks with Hullavington: There would be a view of the upper part and rooflines of new houses looking above the intervening hedgerow from a section of the PRoW route to the immediate east of the site. The existing view from this section of PRoW includes houses at the settlement edge. Elsewhere views would be filtered or obscured by intervening vegetation. Overall a small proportion of the view would be affected and the magnitude of effect would be low adverse . Eastern end of Gardners Drive: There would be a channelled open view between existing houses along the new access road into the site with new houses beyond. A small proportion of the view would be affected and the magnitude of effect would be no greater than low adverse .
Description of impacts on private views surrounding the site	Residences to the immediate west and north: There would be open views above the intervening garden boundary of new houses in the site. Whilst the housing development would have a more managed appearance than the existing rough grassland, hardstanding and cow shed, the majority of the site would no longer be open and a large proportion of the view would be affected. The magnitude of effect would be high adverse . Two storey houses at Wellington Place on the western edge of Hullavington Airfield: Views would mainly be from upper storey windows looking across the shallow valley toward the upper part of new houses and rooflines in the site, seen above intervening vegetation. Existing views from Wellington Place will include houses on the eastern edge of the village. Overall a small proportion of the view would be affected and the magnitude of effect would be low adverse .

Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High Landscape and visual effects as a result of new housing on this site would be limited due to the existing structures and land-uses on the site, and the strong hedgerow boundaries to the south and east. Mitigation planting should include further hedgerow and tree planting to strengthen existing and provide screening and filtering of views across all the site boundaries. Overall from a landscape and visual perspective, the site has a high capacity to accommodate change. It is recommended that as the site adjoins the western boundary of the airfield's Conservation Area, a study of its setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3.'



Site: 690 Land off The Street, Hullavington



View A: View from PRow in southeast corner of site looking north

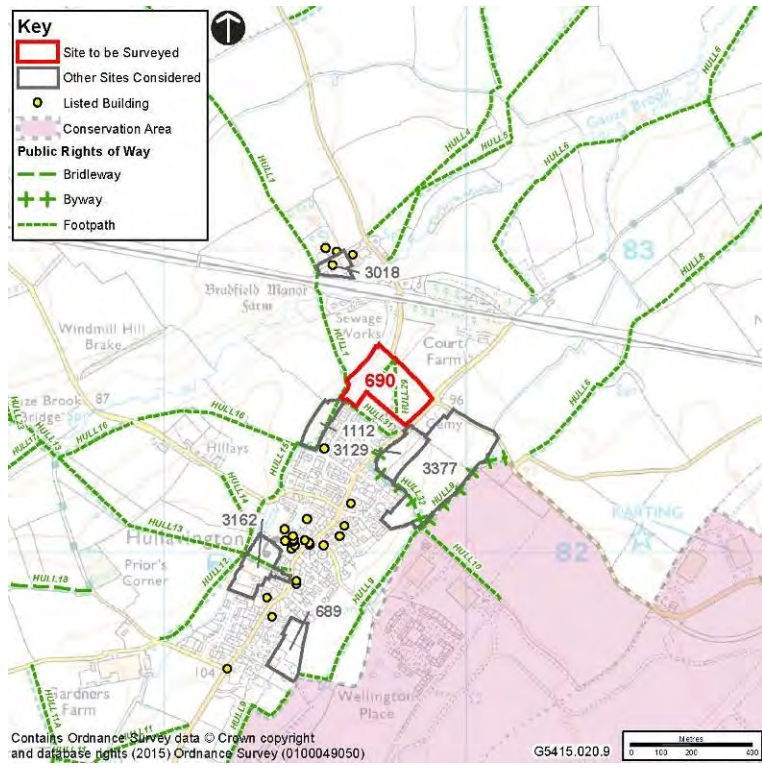
Element	Assessment
Key features of landscape character area	<p>The site is in Landscape Character Area (LCA) 16A Malmesbury-Corsham Limestone Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 16A are described as:</p> <ul style="list-style-type: none"> • Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. • A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and watercourses. • Mix of permanent pasture and arable farmland. • Strong network of hedgerows with hedgerow trees. • Dry stone wall field boundaries in some areas and around settlements. • Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement. • More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. • Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. • Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by a network of rural roads. • Traditional local limestone buildings are an outstanding feature. • Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	Hullavington Airfield is on the eastern side of the village and is designated a Conservation Area. The site is separated from the Conservation Area by existing development in the village.
Site description	The 3.82 ha site comprises two pastoral fields on the northwest edge of Hullavington village. The fields are slightly raised above road level and slope down to a watercourse (a tributary of Gauze Brook) which runs along the sites north-western boundary. The tributary on the site boundary has no tall vegetation along it and so this boundary is open to adjacent farmland. Larger arable fields extend upslope on the opposite side of the watercourse and over a ridge to Gauze Brook (which is approximately 0.4km further to the northwest). In general, low dense hedgerows with hedgerow trees define the boundaries between these fields. The site's southern boundary is adjacent to 19 th CE properties to the northwest of 'Newtown' road and Hullavington Primary School. The boundary is formed by a short section of dry stonewall and security mesh fencing surrounding the school playground. The residential development was known as Newtown when it was detached from Hullavington village, although more recent housing development between the main street through Hullavington and Newtown means that it is now perceived as part of the larger village settlement. Residential properties to the north-west of 'Newtown' include a mixture of detached houses and short terraces. Some of these address the road and PRow (Ref: HULL31) which runs along Newtown and parallel to the southern boundary of the site. This PRow connects with two Prows (Ref: HULL30 & HULL29) which cross the site to the north and south and the wider PRow network (Ref: HULL1 & HULL16) to the north. The site's eastern boundary is with The Street and is defined by a hedgerow beyond which is the Cemetery and several large evergreen trees. The western and internal boundaries are also defined by hedgerow.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting

contribution to settlement setting	
Remoteness and tranquillity judgement	Remote/Peaceful Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	The site is partly adjacent to 19 th CE cottages, which together with primary school to the southwest forms the settlement edge. The rolling farmland that extends beyond the northwest settlement edge is intact, and overall the landscape to the northwest of the village is judged to be pleasant. The character of the local landscape is mostly consistent with the wider LCA 16A such as watercourses sometimes lined with willows; permanent pasture is relatively limited close to the site and dry stonewall around settlements. The site forms part of the mixed arable and pastoral landscape that extends up to the village edge and it contributes to settlement setting. The village is served by minor roads and whilst the Swindon to Bristol railway line is approximately 0.4km to the north of the site at the time of survey the location experience some traffic and rail noise.

Views	
Visual prominence judgement	High/Moderate-high Moderate-low/Low
Public accessibility	High sensitivity/Moderate-high sensitivity Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is on sloping ground on the southeast side of a shallow valley, with an open boundary with arable land to the immediate northwest. Hedgerow boundaries with adjacent roads provide some screening but there are views of the site from the PRoW network on higher ground to the north and west. There are also near and open views from the settlement edge and the PRoWs that cross the site. The site is of moderate-low visual prominence but public accessibility is judged to be moderate-high. There is a distinctive view towards the village church tower of St Mary Magdalene from PRoW HULL 1 however; the site is not an integral component of this view.

Mitigation	
Overall Mitigation Potential	Low/Moderate-low Moderate-high/High Housing development on this site would need to incorporate mitigation to address the visual effects on the adjacent houses and PRoW through the site. Existing hedgerow field boundaries should be retained and augmented with hedgerow trees where feasible, although this would be unlikely to screen views of new houses. There would be scope to improve the appearance of this part of the settlement edge through careful design. To reduce effects of development from receptors to the west open space incorporating the tributary should be included along the north-west boundary. Planting in the form of specimen and riparian trees, shrubs and small copses in keeping with surrounding landscape character should be included to provide a filtered and soft edge to the development. Overall the potential for mitigation is moderate-high .

Impact Assessment	
Magnitude of effect on landscape character	High/Medium adverse Low/Negligible
Description of impacts on landscape character	Residential development on this site would result in the loss of open pastoral land, which is associated with some 19 th Century housing at Newtown. The larger arable fields beyond the site would continue to provide an agricultural setting to the northwest part of the settlement, but modern housing extending to the north would have adverse effects on the character of this part of the village and the relationship between older properties, the PRoW network and farmland. Inclusion of open space along the north-western boundary of the site would help to minimise visual effects. Overall housing development on the site would represent a partial alteration to key features or characteristics in the existing landscape. The magnitude of effect on landscape character would be medium adverse .
Magnitude of effect on views	High/High-Medium adverse Low/Negligible
Description of impacts on public views within and surrounding the site	PRoW crossing the site (HULL 27): There would be near and open views of new houses, gardens and associated vehicle access. A large proportion of the view would be affected and the magnitude of effect would be high adverse . PRoW to the north (HULL1): There would be views of new houses extending onto lower ground north of the existing settlement edge. From the section of PRoW closest to the site there would be views of new houses looking above the intervening hedge line. Views to the church tower of St Mary Magdalene church would remain. Overall, a moderate to small proportion of the view would be affected and the magnitude of effect would range between medium and low adverse . Hullavington C of E Primary School: There would be views of the new houses filtered by intervening boundary trees and fencing. Overall, a moderate to small proportion of the view would be affected and the magnitude of effect would be medium to low adverse .
Description of impacts on private views surrounding the site	Residences to the immediate southeast: There would be open views of new houses in the site and a large proportion of the view would be affected. The magnitude of effect would be high adverse . Residences to the north of Newtown adjacent to the school: There would be some channelled and partly screened views of new houses beyond the intervening residential properties on the opposite side of the road. Views would primarily be from upper storey windows and overall a small proportion of the view would be affected. The magnitude of effect would be low adverse . Court Farm to the north-east: There would be filtered lower storey and open upper storey views of new houses on higher ground and closer in the view than the existing settlement edge. Overall, a small proportion of the view from these properties would be affected and the magnitude of effect would be low adverse . Residences at Hillay: There would be oblique and relatively distant views of new houses on lower ground but further away in the view than the existing settlement edge. Overall a very small proportion of the view from these properties would be affected and the magnitude of effect would be negligible adverse .
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low Moderate-high/High The site is relatively well contained on three sides and enhancing those boundaries with appropriate additional planting would help to screen and filter views towards any proposed development, particularly along the north-western boundary. The design approach should make reference to the character of the village, in particular the existing features such as the dry stonewalling and arrangement, scale and massing of buildings. To help contribute to sense of place, there should be a range of planting including screening, groups of trees, copses and individual specimen trees throughout the site and within open space along the north-western part of the site (incorporating the existing tributary). Appropriate green corridors should also be retained for the PRoW network within the site. Overall, the site has a moderate-high capacity to accommodate change.

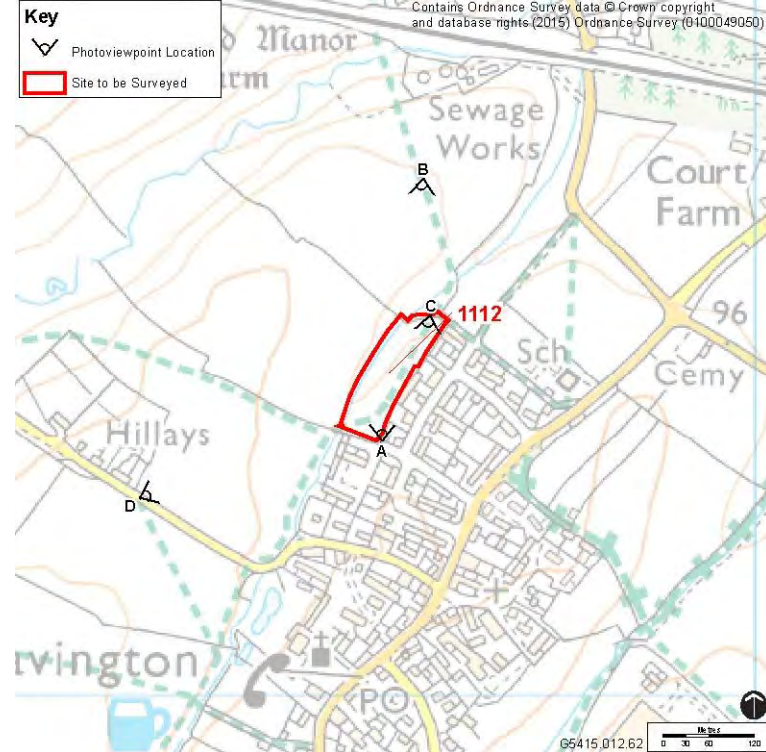


View B: View from PRoW HULL1 looking south-east toward site



View C: View from within site on PRoW looking into the northern part of the site to the north-west

Site: 1112 Land west of Newtown, Hullavington



View A: View from PRoW in southeast corner of site looking north

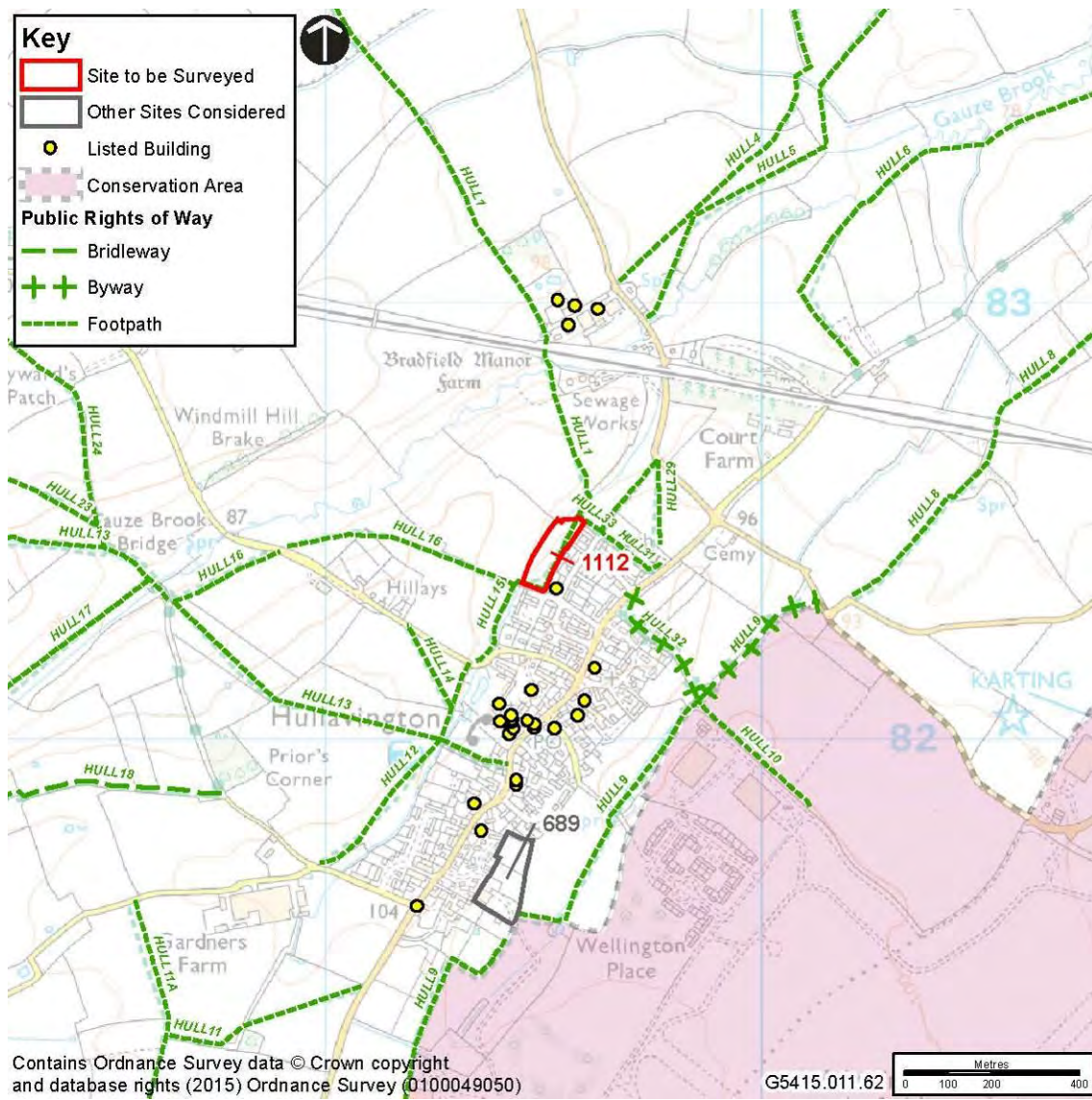
Element	Assessment
Key features of landscape character area	<p>The site is in Landscape Character Area (LCA) 16A Malmesbury-Corsham Limestone Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 16A are described as:</p> <ul style="list-style-type: none"> • Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. • A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses. • Mix of permanent pasture and arable farmland. • Strong network of hedgerows with hedgerow trees. • Dry stone wall field boundaries in some areas and around settlements. • Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement. • More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. • Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. • Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by a network of rural roads. • Traditional local limestone buildings are an outstanding feature. • Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	Hullavington Airfield is on the eastern side of the village and is designated a Conservation Area. The site is separated from the Conservation Area by existing development in the village.
Site description	The 1.02ha site is a narrow arable field on the northwest edge of Hullavington village. The field slopes down to a watercourse (a tributary of Gauze Brook) which runs along its northwest boundary. The tributary on the site boundary has no tall vegetation along it and so this boundary is open. Much larger arable fields extend upslope on the opposite side of the watercourse and over a ridge to Gauze Brook (which is approximately 0.4km further to the northwest). In general, low dense hedgerows with hedgerow trees define the boundaries between these fields. The site's southeast boundary is adjacent to 19 th CE properties to the northwest of 'Newtown' road. This development was known as Newtown when it was detached from Hullavington village, although more recent housing development between the main street through Hullavington and Newtown means that it is now perceived as part of the larger village settlement. Residential properties to the northwest of 'Newtown' include a mixture of detached houses and short terraces. Some of these address the road (with rear garden boundaries adjoining the site) and a number of houses abut the southeast site boundary and a number have direct access out onto the PRoW, which runs through the site and parallel to its southeast boundary. This PRoW connects with the wider PRoW network extending to the north, south and west. The site's short southwest boundary is defined by the backwall of garages which serve local authority housing to the immediate southwest. The site's short northeast site boundary is also defined by hedgerow, beyond which is a long and narrow pastoral field, which follows the alignment of the tributary watercourse.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character

Settlement edge and contribution to settlement setting	Integral part of settlement setting / Some features contributing to settlement setting / Limited association with settlement setting / Not associated with settlement setting
Remoteness and tranquillity judgement	Remote / Peaceful / Some interruption / Not tranquil
Evaluation of landscape character of site and surrounding area	The site is adjacent to 19 th CE cottages, which together with modern local authority housing to the southwest forms an abrupt settlement edge. Rolling farmland which extends up to the northwest settlement edge is intact, and overall the landscape to the northwest of the village is judged to be pleasant. The character of the local landscape is mostly consistent with the wider LCA 16A, although features such as stone walls and historic parkland are not apparent, and permanent pasture is relatively limited close to the site. The site is a small linear field which is part of the arable landscape that extends up to the village edge and it makes some contribution to settlement setting. The village is served by minor roads and whilst the Swindon to Bristol railway line is approximately 0.4km to the north of the site at the time of survey the location was peaceful.

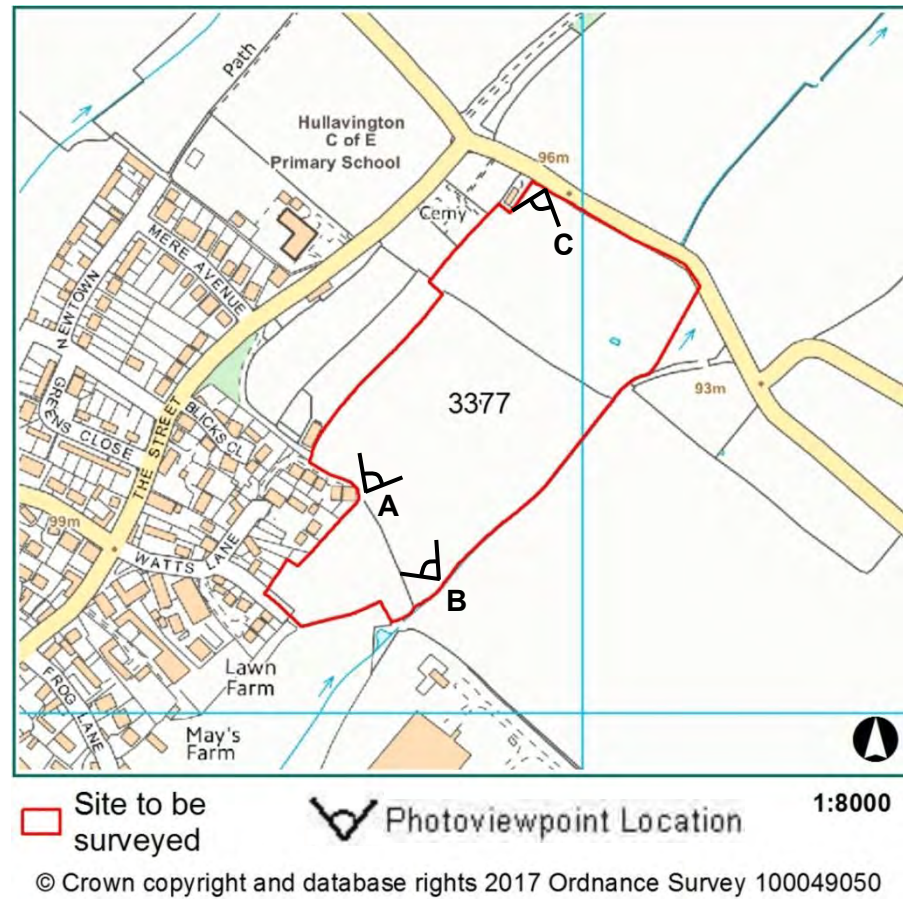
Views	
Visual prominence judgement	High / Moderate-high / Moderate-low / Low
Public accessibility	High sensitivity / Moderate-high sensitivity / Moderate-low sensitivity / Low sensitivity
Important views	Highly important views / Some important views / No important views / Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is on sloping ground on the southeast side of a shallow valley, with an open boundary with arable land to the immediate northwest. Hedgerow boundaries with adjacent fields provide some screening but there are views of the site from the PRoW network on higher ground to the north and west, and from Hill Hayes Lane to the west. There are also near and open views from the settlement edge and the PRoW which runs along the southeast site boundary. The site is of moderate-high visual prominence and public accessibility is also judged to be moderate-high. There are some important views of the village church tower of St Mary Magdalene, seen beyond the site and above intervening houses, from PRoW HULL1.

Mitigation	
Overall Mitigation Potential	Low / Moderate-low / Moderate-high / High Housing development on this site would need to incorporate mitigation to address the visual effects on the adjacent houses and PRoW at the southeast edge of the site. However, the site is small and linear, and space for providing a buffer along this boundary is likely to be limited. Nearby field boundaries consist of hedgerows with some hedgerow trees and it would be appropriate for this type of planting to be used along the site boundaries, although this would be unlikely to screen views of new houses. Whilst mitigation There would be scope to improve the appearance of this part of the settlement edge through careful design. Overall the potential for mitigation is moderate-low .

Impact Assessment	
Magnitude of effect on landscape character	High / Medium adverse / Low / Negligible
Description of impacts on landscape character	Residential development on this site would result in the loss of open arable land, which is associated with 19 th Century housing at Newtown. The larger arable fields beyond the site would continue to provide an agricultural setting to the northwest part of the settlement, but modern housing extending to the west would have adverse effects on the character of this part of the village and the relationship between older properties, the PRoW network and farmland. Overall housing development on the site would represent a partial alteration to key features or characteristics in the existing landscape. The magnitude of effect on landscape character would be medium adverse .
Magnitude of effect on views	High / Medium adverse / Low / Negligible
Description of impacts on public views within and surrounding the site	PRoW crossing the site: There would be near and open views of new houses, gardens and associated vehicle access. A large proportion of the view would be affected and the magnitude of effect would be high adverse . PRoW to the north (HULL1): There would be views of new houses extending onto lower ground west of the existing settlement edge. From the section of PRoW closest to the site there would be views of new houses looking above the intervening hedgerow. Overall a moderate to small proportion of the view would be affected and the magnitude of effect would range between medium and low adverse . PRoW to the west (HULL16): There would be some glimpsed or filtered views toward the site from PRoW HULL16 beyond the intervening field hedgerow boundary. Overall a small proportion of the view would be affected and the magnitude of effect would be low adverse . Hill Hayes Lane: From a short section of the road between Hillays and the village edge (on higher ground) there would be a view above a low stone wall and roadside vegetation of new houses on the site, which would be slightly nearer in the view than the existing settlement edge but on lower ground. A small proportion of the view would be affected and the magnitude of effect would be no greater than low adverse .
Description of impacts on private views surrounding the site	Residences to the immediate southeast: There would be open views of new houses in the site and a large proportion of the view would be affected. The magnitude of effect would be high adverse . Bungalows at Latimer Gardens and two storey properties to the northwest side of Greens Close: there would be views of the upper part of new houses above intervening garden boundaries and garages. Overall a moderate to small proportion of the view would be affected and the magnitude of effect would be medium to low adverse . Residences to the southeast of Newtown: There would be some channelled and partly obscured views of new houses beyond the intervening residential properties on the opposite side of the road. Views would primarily be from upper storey windows and overall a small proportion of the view would be affected. The magnitude of effect would be low adverse . Residences at Hillay: There would be oblique and relatively distant views of new houses on lower ground and closer in the view than the existing settlement edge. Overall a small proportion of the view from these properties would be affected and the magnitude of effect would be low adverse .
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low / Moderate-low / Moderate-high / High Housing development on this site would result in the loss of open farmland in a relatively prominent position, which adjoins older properties on the northwest edge of the village. Although these properties form an abrupt settlement edge, the varied arrangement of cottages, and their relationship to the farmland and PRoW network to the west add character to this part of the village, which would be lost by built development on the site. Space would be limited for mitigation, with little scope to vary building lines or provide a green buffer to the edge of the existing houses that could accommodate the PRoW. Overall the site has a moderate-low capacity to accommodate change.

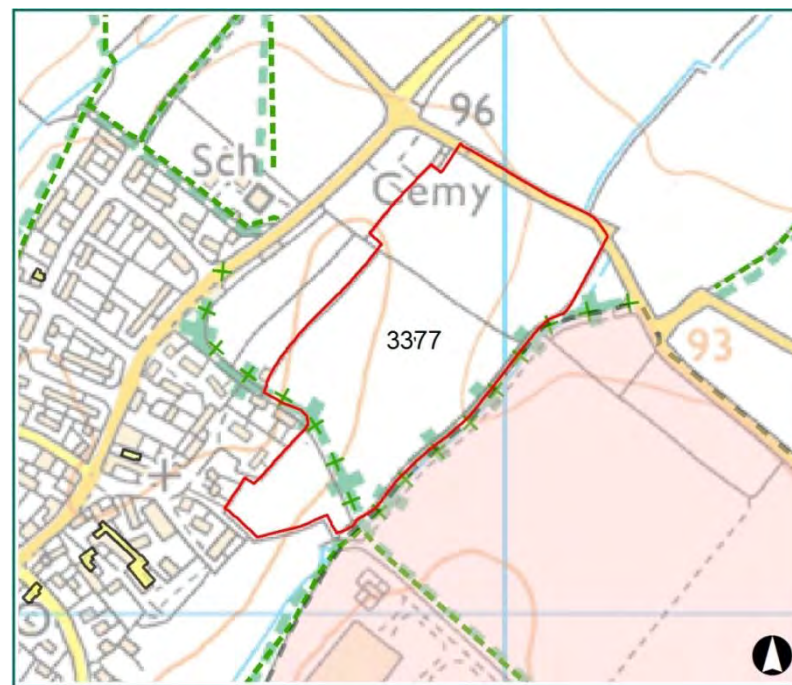


Site: 3377 – Land at Green Lane, Hullavington



Element	Assessment
Key features of landscape character area	<p>The site is in Landscape Character Area (LCA) 16A Malmesbury-Corsham Limestone Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 16A are described as:</p> <ul style="list-style-type: none"> • Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. • A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and watercourses. • Mix of permanent pasture and arable farmland. • Strong network of hedgerows with hedgerow trees. • Dry stone wall field boundaries in some areas and around settlements. • Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement. • More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. • Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. • Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by a network of rural roads. • Traditional local limestone buildings are an outstanding feature. • Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	Hullavington Airfield on the eastern side of the village designated a Conservation Area borders the south eastern edge of the site.
Site description	The site comprises three pastoral fields on the northeast edge of Hullavington village. The site slopes down to the north east corner bounded by the road. The eastern edge of the site is bounded by a small watercourse (a tributary of Gauze Brook) defined by a belt of mature trees. The fields are enclosed by mature hedges, some with trees and a dry stone wall to the southern field boundary which borders housing along Chapel Corner and Watts Lane (off The Street). The cemetery off The Street adjoins the north western edge of the site enclosed by a mature hedge with trees. The PROW which follows the watercourse and the internal field boundary of the southern field joins The Street to the west of the site.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil

Evaluation of landscape character of site and surrounding area	The south western part of the site adjoins the settlement edge. The rolling farmland to the north of the village is judged to be pleasant with characteristics mostly consistent with the wider LCA 16A such as watercourses lined with trees. The site forms part of the mixed arable and pastoral landscape that extends to the village edge contributing to the settlement setting.
Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low adverse
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is on gently sloping ground with a northerly aspect and as such is most visible from road bounding the northern edge of the site and from the PROW bordering the watercourse and crossing the site. The mature trees to the watercourse provide some screening and filtering of the site from the wider landscape to the east.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High Existing hedgerow field boundaries should be retained within GI corridors and the tree belt to the watercourse strengthened with additional native tree planting within a linear open space along its length to provide screening of the new settlement edge and likewise an open space with tree and woodland planting to the northern edge of the site along the road.
Impact Assessment	
Overall magnitude of effect on landscape character	High adverse/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	Residential development on this site would result in the loss of pastoral land which provides an agricultural setting to the north eastern part of the settlement. Inclusion of open space along the watercourse and the road with significant areas of tree planting/ woodland copses would enclose the site and mitigate potential adverse visual effects. Overall housing development on the site would represent a partial alteration to key features or characteristics in the existing landscape.
Overall magnitude of effect on views	High/High-Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	PROWs: There would be near but partly filtered views by new tree planting of new houses; magnitude of effect would be high to medium adverse.
Description of private views surrounding the site	Housing to Chapel Corner and Watts Lane (off The Street): There would be open views of new houses in the site and a large proportion of the view would be affected. The magnitude of effect would be high adverse.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High The open spaces with tree/ woodland planting to the northern edge along the road and eastern edge along the watercourse will strengthen boundaries enclosing the housing and providing screening/ filtering to the wider landscape/ countryside. The design approach should make reference to the character of the village, in particular the existing features such as the dry stonewalling and arrangement, scale and massing of buildings. To help contribute to sense of place, there should be a range of planting including screening, groups of trees, copses and individual specimen trees throughout the site in addition to the site boundaries. Appropriate green corridors should also be retained for the PROW network within the site.



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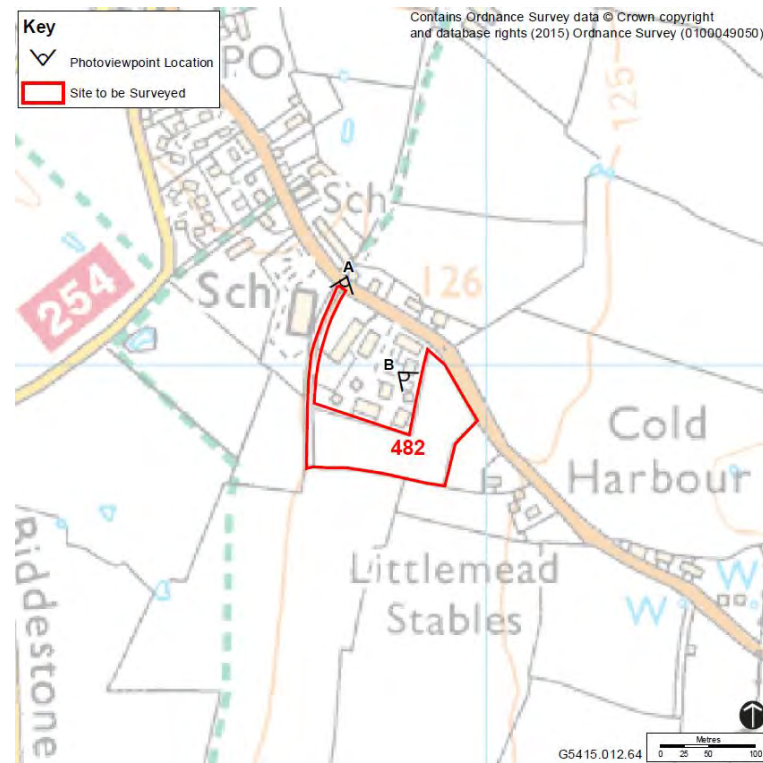


View B: from byway HULL9 looking north west



View C: looking south west from the northern boundary of the site

Site: 482 Land to South East of Yatton Keynell



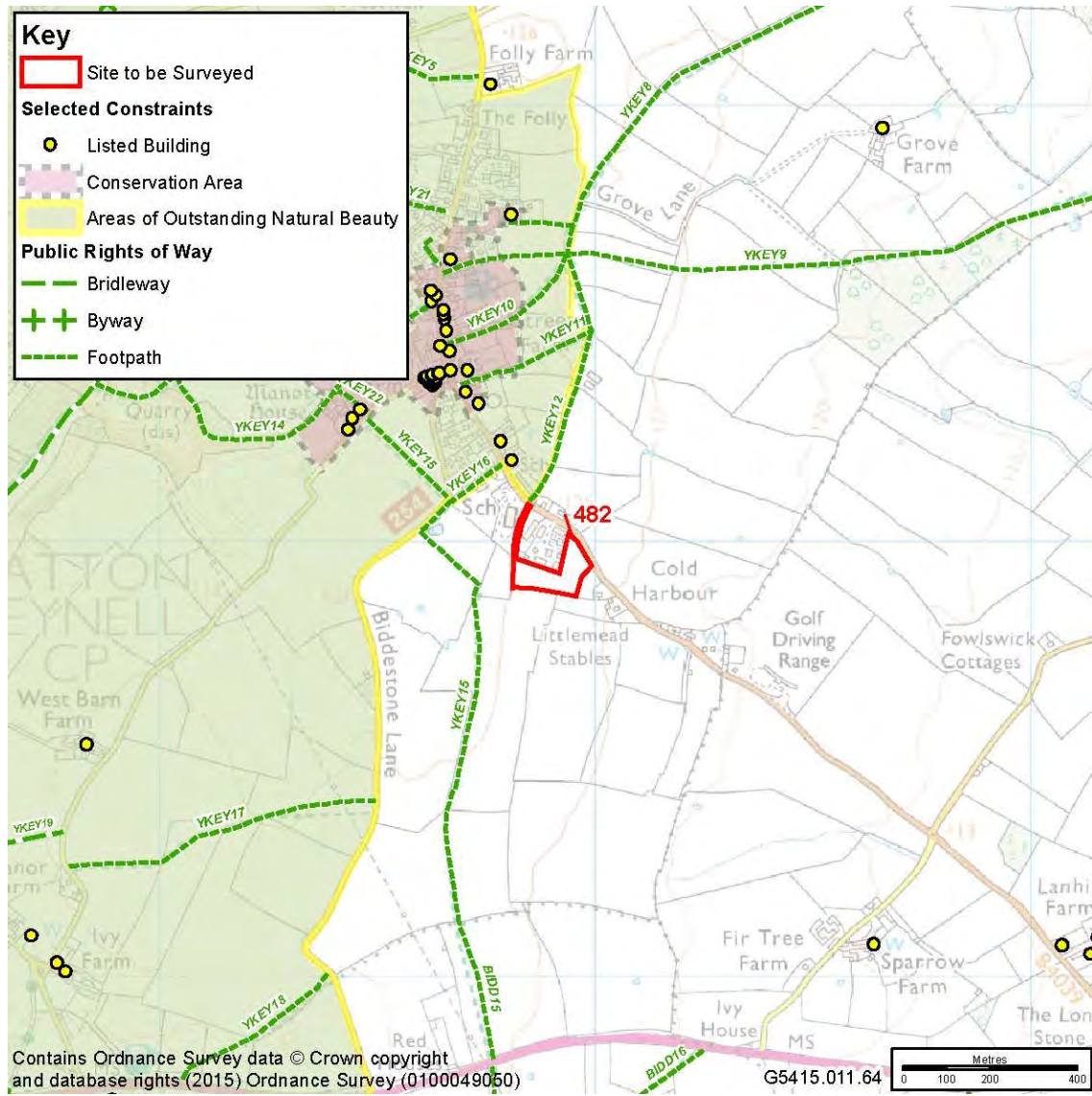
Element	Assessment
Key features of landscape character area	<p>The site is in 16A Limestone Lowland. (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. • A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses. • Mix of permanent pasture and arable farmland. • Strong network of hedgerows with hedgerow trees. • Dry stone walls field boundaries in some areas and around settlements. • Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement. • More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. • Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. • Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads. • Traditional buildings of local limestone buildings an outstanding feature. • Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	<p>The site is located 10m to the east of the Cotswolds AONB. The Management Plan for the AONB (2013-2018) mirrors the description of the special qualities for this landscape character type as stated in the Landscape Character Assessment and shown above.</p>
Site description	<p>The 1.32ha greenfield site occupies a small rough grassland field and track on the south eastern edge of Yatton Keynell. The field is on level ground and well enclosed by tall hedgerows with hedgerow trees. The two boundaries adjacent to the residential properties on Farrells Field appear to comprise wooden close board fencing, within the site is a belt of mature trees along these boundaries. To the west of the site is a recreational field associated with By Book Valley church of England School. The track is lined by vegetation on both sides situated between new housing and By Brook Valley Church of England Primary School to the north. The new housing along the site's north western boundary comprises a small estate of detached properties (Farrells Field) with B4039 beyond, which is the main road through Yatton Keynell. To the north west of the site, beyond the main road are residential properties in a ribbon type development. To the south east of the site is Littlemead Farm. Yatton Keynell has a strong network of maintained hedgerows and hedgerow trees surrounding it.</p>
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil

Evaluation of landscape character of site and surrounding area	The site has some key characteristics fro, the LCA. The site is set within a peaceful rural landscape with a strong network of maintained hedgerows and hedgerow trees surrounding it making it a pleasant landscape. Yatton Keynell is a distinctive limestone village set on a network or rural roads, and the site is strongly enclosed by mature vegetation. The site is surrounded by large fields to the south and to the north beyond Coldharbour (B4039). The site is not visible on the approach into the village from the road (B4039) or PRoW and therefore does not contribute to the settlement setting. The traffic on the road (B4039) is not particularly busy and therefore the site is peaceful.
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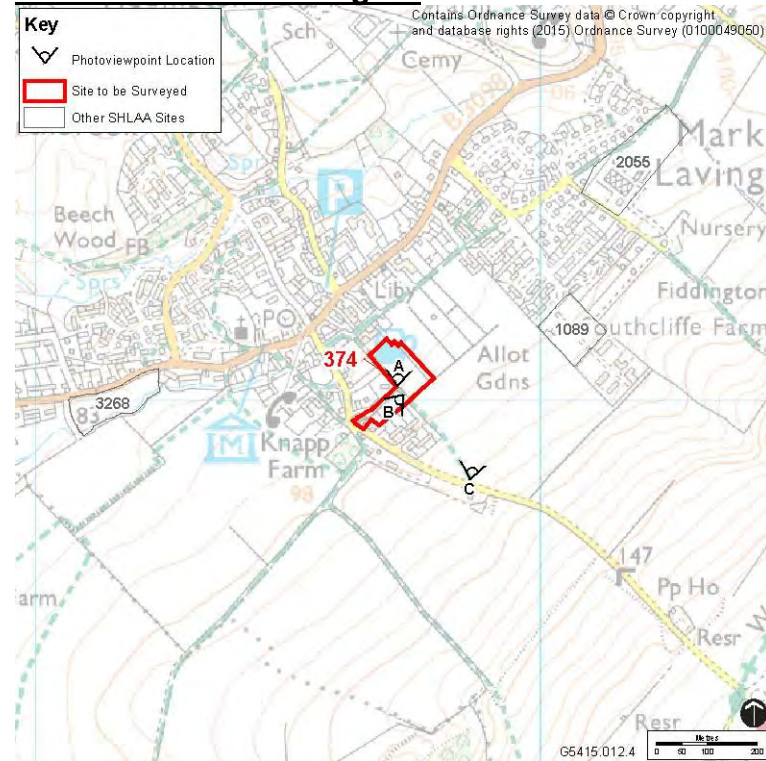
Views	
Visual prominence judgement	High/Moderate-high/Moderate-low / Low
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity / Low sensitivity
Important views	Highly important views/Some important views/No important views / Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	Wider views to the site are limited by the housing development to the north and north west and a field of crops to the south. The site is a relatively well contained, set on the village edge with mature trees, fields and hedgerows limiting views of the site from the village. Views towards the site are screened from the main road, Coldharbour (B4039), by a dense hedgerow. There are near, open views from properties adjacent to the north western edge of the site, especially from rear gardens, which would be sensitive to development. Oblique views from properties on Coldharbour (B4039) to the north east are largely filtered by the mature hedgerow surrounding the site. There are no important views associated with this site.

Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high / High Subject to the retention of the existing boundary vegetation the site has a high mitigation potential.

Impact Assessment	
Overall magnitude of effect on landscape character	High/Medium / Low adverse/Negligible
Description of impacts on landscape character	Development would not significantly alter the landscape character of the site and the wider area, given its association with existing ribbon development along the south eastern part of Yatton Keynell. As the site is enclosed, any effects on the landscape character would be well contained and limited to the immediate site and adjacent surroundings. There would be a minor alteration to key features or characteristics in the existing landscape and the introduction of features already present in the landscape therefore the magnitude of effect would be low adverse .
Overall magnitude of effect on views	High/Medium adverse / Low/Negligible
Description of impacts on public views within and surrounding the site	Coldharbour (B4039) - Views are heavily filtered by the boundary hedgerow and there will be no change to the screening due to the existing access being utilised. There would a minor alteration to the existing view and the nature of the view would be fleeting. Therefore the magnitude of effect would be negligible . PRoW (YKEY15) – There may be glimpses of the site above intervening hedgerows of the development. A minor proportion of the view would be affected and the magnitude of effect would be low adverse .
Description of impacts on private views surrounding the site	Properties next to site boundary on Farrells Field- Intervening vegetation may filter ground floor views but upper storey views across the site would only be filtered by trees and hedgerows. There would be a major alteration to the existing view. The magnitude of effect would be high adverse . The residential properties on Coldharbour (B4039) adjacent to the north east of the site- views of the site would be across Coldharbour (B4039) and above hedgerows. There would be a moderate alteration to the existing view therefore the magnitude of effect would be medium adverse . Recreation ground to the west- Views from the recreational ground would be heavily screened by the boundary vegetation. A small proportion of the existing view would be affected therefore the magnitude of effect would be low adverse . By Brook Valley Church of England Primary School's sports field- Views from the sports field would be heavily screened by the boundary vegetation however there may be upper level views over the hedgeline. A minor proportion of the existing view would be affected by the development and therefore the magnitude of effect would be low adverse .
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high / High Retention of the existing boundary vegetation on site would provide screening to reduce the effect on adjacent visual receptors and be in keeping with the existing landscape character. The greatest visual effects are largely limited to private views from housing in proximity at Farrells Field to the north west. The effect on landscape character conforms to the settlement pattern due to its level of enclosure. The capacity to accommodate change is moderate-high .



Site: 374 Market Lavington



Element	Assessment
<p>Key features of landscape character area</p>	<p>The site is within 15A The Vale of Pewsey (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides. • Broad, low-lying, level vale, becoming gently undulating as it narrows to the east. • Contained and enclosed by the dramatic escarpments of chalk upland to either side. • Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows. • Chalk foothills in arable land use with very open large-scale fields. • Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing. • Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland. • A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings. • Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile. <p>The site is immediately adjacent to northern extent of the 3A Salisbury Plain West (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Very large scale and open, exposed landscape. • Rolling plateau landform with panoramic views over the surrounding lowlands creating a sense of elevation. • Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows. • Steep and incised slopes down to the surrounding river valleys. • Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery. • Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks. • Proliferation of military signage and posts along the numerous tracks that cross the area. • Rich ecology particularly the numerous extensive and intact areas of chalk grassland. • Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum. • Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations.
<p>National/Local Designations</p>	<p>The site is adjacent to the eastern edge of the village Conservation Area.</p>
<p>Site description</p>	<p>The site occupies two rectangular pastoral fields covering a total of 1.1 hectares on the south eastern edge of the village of Market Lavington. A 21st century red brick property and garden occupies the western part of the site, adjacent to Lavington Hill (residential road). It is assumed that this would need to be demolished to facilitate development of this site. Adjacent to the property is a Public Right of Way (MLAV25) that leads to a small field comprising rough grassland to the rear of the property. (See photograph B) The remainder of the site is a slightly larger pastoral field to the rear of properties on The Clays. The site is on relatively level ground at 95 m AOD, with the larger field gently sloping down to the north-west from 100m AOD to 90m AOD towards the village. Garden boundaries of properties along The Clays, allotment gardens and a mix of hedgerows and close-boarded fencing with some trees define the larger field's northern and eastern site boundaries. A narrow buffer of vegetation including some mature trees defines the western boundaries adjacent to detached properties on White Street. A post and wire fence along the southern edge of the main field separates the site from the wider arable landscape that extends toward the escarpment and the Wessex Ridgeway bridleway to the southeast. Another public right of way (MLAV 24) crosses the site linking Lavington Hill with The Clays residential road. The village's Conservation Area designation extends to the western boundaries of the site along White Street and wraps around the site to the north along the</p>

	B3098. Development along Fiddington Clay and Southcliffe Road are excluded from the designation. Existing residential development in the village mostly extends along the valley bottom and there is a group of houses on higher ground in a cul-de-sac off Lavington Hill next to the western part of the site and also on the opposite valley side (accessed via 'Northbrook').
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/ Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/ Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/ Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/ Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	The site is mostly consistent with the characteristics of the 15A Vale of Pewsey, although waterside vegetation and wetland habitats are not apparent from the site. The village and its position within the broad low-lying vale with sweeping views of the escarpment of Chalk upland to the southeast is attractive. The site's position adjacent to the southern edge of the village and on the lower northern valley slope means that site has limited characteristics associated with the Salisbury Plain. The eastern boundary forms the western extent of the wide Salisbury Plain and this is characterised by the transition into large-scale arable fields that is notable from the site and surrounding area. The majority of the site is part of a network of smaller pastoral fields with mature vegetation connecting to the wider arable landscape providing an attractive setting to the village.

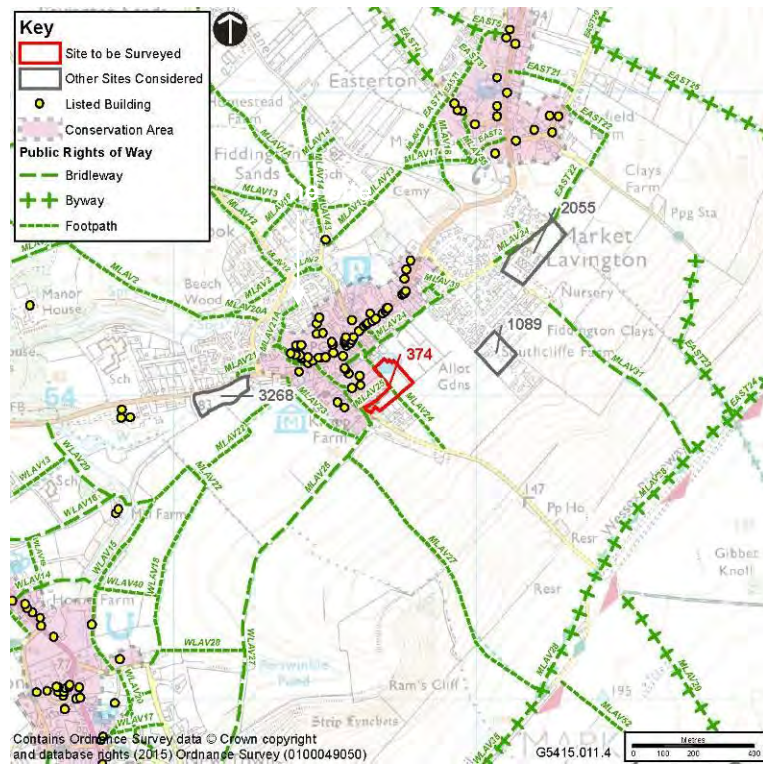
Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low adverse
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	There is established vegetation including trees and properties that envelope the site. The site's position on lower ground at the southern edge of Market Lavington, allows views from two Public Right of Ways (PRoWs) within the site and one PRoW on higher ground to the south. (See photograph C) There are no views from the Wessex Ridgeway Long Distance Route that runs in a northeast-southwest direction on higher ground to the south due to intervening landform and screening by field boundary trees. Intervening garden trees filter views toward the site from properties along The Clays to the north. There are open westerly views from the allotments across the site with limited filtering by field boundary trees. Lavington Hill follows the rising landform to the southeast from the village and there are intermittent views towards the site that is visible against the backdrop of the existing village. (See photograph C). There are no important views across the site of the village.

Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High The residential properties along the northern side of White Street and Lavington Hill enclose the western smaller part of the site so that development along this edge of Market Lavington would comprise infill. The proposed assessment assumes that vehicular access would be provided from Lavington Hill/White Street into the site. There are already belts of trees to the western site boundaries, and some hedgerows and trees to the north and east. There would be benefit in strengthening these boundaries with further planting along the southern and eastern boundaries and tree planting along the northern boundary. The southern site boundary should be planted with trees, hedgerow and hedgerow trees to help screen views from the south. In addition, any open space should be along this boundary to ensure a soft edge to the development when viewed from the countryside to the east. Overall there is a moderate-high potential for mitigation.

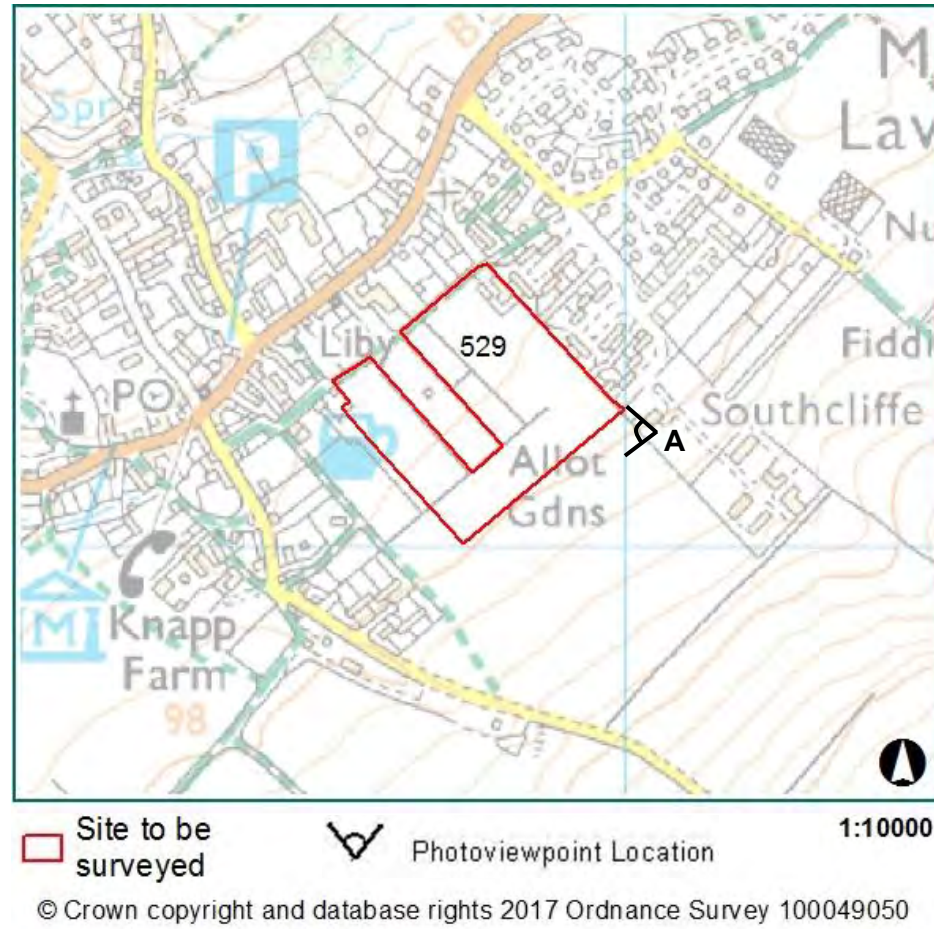
Impact Assessment	
Overall Magnitude of effect on landscape character	High adverse/Medium adverse/Low adverse/Negligible adverse
Description of impacts on landscape character	The development would alter the site's landscape character from a residential property and pastoral land to a low density, two-storey residential development with associated gardens and access. Mature vegetation to field boundaries would assist in assimilating the development in to the landscape, but new houses on site would extend built development further south which would not noticeably effect on the setting of the settlement when viewed from the southeast. The magnitude of effect would be low adverse as there would be a small alteration to key features and characteristics of the existing landscape and the introduction features which are already be present in the landscape.
Overall Magnitude of effect on views	High/High to Medium adverse/Medium adverse/Negligible
Description of impacts on public views within and surrounding the site	PRoW (MLAV24): There would be near views from this PRoW that currently bisects the site. Currently views are filtered by garden vegetation that would be cleared as part of the site clearance operation and this PRoW would be directly affected. There would be a high alteration to existing views and the introduction of prominent elements. The magnitude of effect would be high adverse . PRoW (MLA21): There would be views from the majority of this public footpath, which would be open across the proposed development. There would be a high alteration to the existing view and a high adverse magnitude of effect. Lavington Hill: There would be intermittent open views between matures trees from higher ground looking across to the proposed development site on the southern edge of the village. A small proportion of the view would be affected and the magnitude of effect would be low adverse .
Description of private views surrounding the site	A small number of detached properties along White Street, to the north and west of the site: Intervening rear garden vegetation and large rear gardens would filter and obscure a mixture of direct and oblique views looking towards the site. Overall, a small proportion of the existing view would be affected and the magnitude of effect would be low adverse . Properties within the cul-de-sac off Lavington Hill, to the south and east of the site: There would be open upper storey oblique and direct views looking north-west, with some partial filtering provided by vegetation to the garden boundaries. A moderate proportion of the view would be affected and the magnitude of effect would be medium adverse . Residential properties along 'The Clays' (to the north of the site and set slightly lower in the landscape): There would be angled views above garden boundaries looking up to principally the upper storey of new houses with some filtering by trees. A moderate proportion of the view would be affected and the magnitude of effect would be medium adverse .

Mitigation Measures and Capacity to Accommodate Change	
Capacity to accommodate change	Low/Moderate-low/Moderate-high/High The proximity of the site to the edge of Market Lavington influences its landscape character. Residential development would result in limited adverse effects on views experienced by PRoWs and road

users to the south of the village, and by existing residents in the southern parts of the village who have views of the site and allotment users. It would be important to retain the existing tree belts and hedgerows along the site boundaries as part of any landscape framework for the site. There would also be scope to supplement the woodland tree belts on the southern extent of the proposed development and the creation of woodland copses to the corners. In addition to placing open space along the southern boundary. This type of mitigation would be in keeping with the existing rural landscape character. Intermittent specimen tree planting across the development (in the street scene and private gardens) would also assist in integrating it into the landscape over time. The proposed mitigation measures assume that vehicular access would be provided from Lavington Hill. Overall, the site has a **moderate-high** capacity to accommodate residential development (based upon 30 units per hectare).



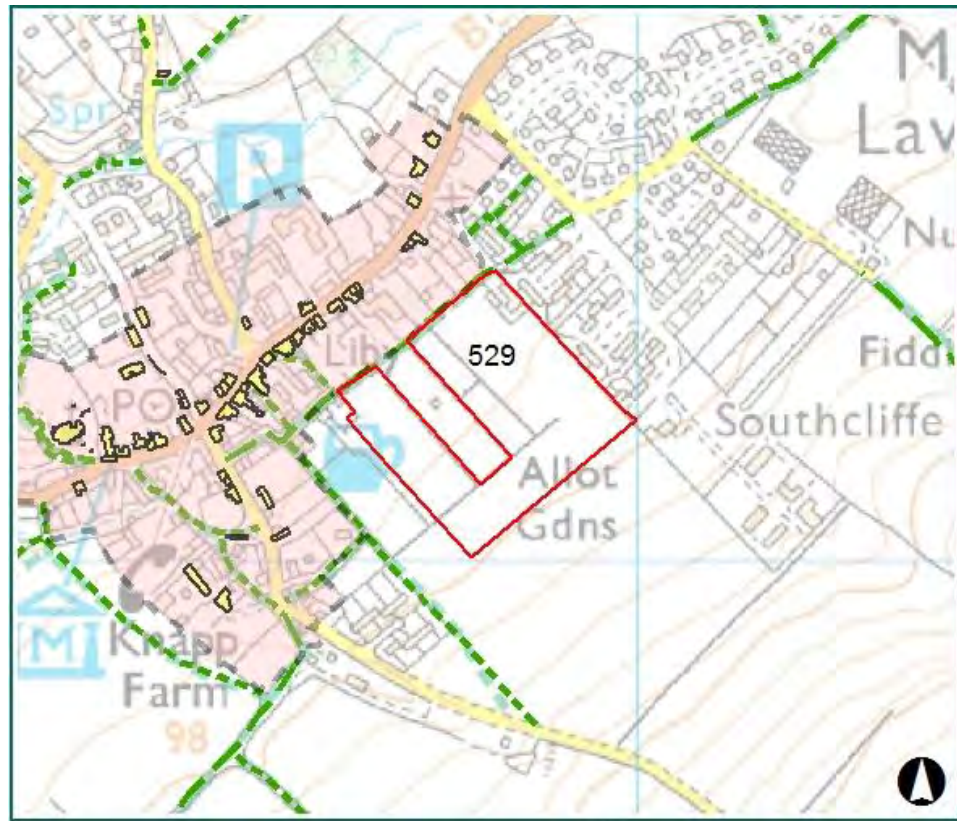
Site: 529 – Southcliffe Road, Market Lavington



View A: View towards site taken from Southcliffe Business Park.

Element	Assessment
Key features of landscape character area	<p>The site is within 15A The Vale of Pewsey (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides. • Broad, low-lying, level vale, becoming gently undulating as it narrows to the east. • Contained and enclosed by the dramatic escarpments of chalk upland to either side. • Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows. • Chalk foothills in arable land use with very open large-scale fields. • Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing. • Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland. • A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings. • Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile. <p>The site is immediately adjacent to northern extent of the 3A Salisbury Plain West (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Very large scale and open, exposed landscape. • Rolling plateau landform with panoramic views over the surrounding lowlands creating a sense of elevation. • Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows. • Steep and incised slopes down to the surrounding river valleys. • Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery. • Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks. • Proliferation of military signage and posts along the numerous tracks that cross the area. • Rich ecology particularly the numerous extensive and intact areas of chalk grassland. • Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum. • Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations.
National/Local Designations	The site is adjacent to the eastern edge of the village Conservation Area.
Site description	The site comprises part of two large arable fields and two rectangular pastoral fields to either side of allotments on the south eastern edge of the village of Market Lavington. There is a group of derelict sheds to the northern corner of the arable field next to Yeoman Close. The site is bordered by The Clays PROW which skirts the gardens of properties along the High Street (marking the edge of the Conservation Area) and properties along Yeoman Close and South Cliffe Road to the north western and north eastern boundaries. The south western boundary comprises gardens to properties off Woodlands Yard. The south eastern boundary across the arable field is undefined. This field is part of a wider arable landscape that

	extends eastwards towards the escarpment and the Wessex Ridgeway bridleway to the southeast.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive / Attractive / Pleasant / Commonplace
Consistency with wider character judgement	Highly consistent / Mostly consistent / Some key characteristics present / Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting / Some features contributing to settlement setting / Limited association with settlement setting / Not associated with settlement setting
Remoteness and tranquillity judgement	Remote / Peaceful / Some interruption / Not tranquil
Evaluation of landscape character of site and surrounding area	The site is mostly consistent with the characteristics of the 15A Vale of Pewsey. The village and its position within the broad low-lying vale with sweeping views of the escarpment of Chalk upland to the southeast is attractive. The eastern boundary forms the western extent of the wide Salisbury Plain which is characterised by the transition into large-scale arable fields that is notable from the site and surrounding area. The site connects with the wider arable landscape providing an attractive setting to the village.
Views	
Visual prominence judgement	High / Moderate-high / Moderate-low / Low
Public accessibility	High sensitivity / Moderate-high sensitivity / Moderate-low sensitivity / Low sensitivity
Important views	Highly important views / Some important views / No important views / Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is generally contained to the west, north and east by the adjacent residential areas with open views of the site from the rising ground at Lavington Hill to the south east.
Mitigation	
Overall Mitigation Potential	Low / Moderate-low / Moderate-high / High This large site would benefit from an area of open space adjacent to the allotments that connects visually to the wider landscape so that the allotments does not become an isolated strip enclosed by housing. A landscape buffer with tree planting should also be incorporated along The Clays to connect with the allotments and provide a GI corridor to the adjoining back gardens and buffer to the Conservation Area. A wide area of open space should extend along the southern boundary with tree planting, hedgerow and hedgerow trees to enclose the site and screen views of the development from the wider elevated countryside to the south and east.
Impact Assessment	
Overall magnitude of effect on landscape character	High / Medium adverse / Low adverse / Negligible
Description of impacts on landscape character	There would be the loss of fields that currently surround the allotments and provide a backdrop and rural setting for the Conservation Area and connection with the wider countryside. Open spaces/ landscape buffers to The Clays and allotments with open space and mitigation tree planting to the southern edge would lessen the effect of highly built up infill which should be avoided.
Overall magnitude of effect on views	High / Medium adverse / Low adverse / Negligible
Description of impacts on public views within and surrounding the site	The Clays PROW - Views of the development would be prominent but with some screening by mitigation tree planting; magnitude of effect medium adverse. Lavington Hill road - Views of the development from higher ground partly screened by mitigation tree planting to the open space along the southern boundary and within the context of the village; magnitude of effect low adverse.
Description of private views surrounding the site	Properties to The Clays/ High Street, Yeoman Close and South Cliffe Road – views of the development would be partly screened/ filtered by intervening garden vegetation; magnitude of effect would be medium to low adverse.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low / Moderate-low / Moderate-high / High Some low density, two-storey residential development could be accommodated within this site set within a landscape framework of open spaces and landscape/ GI buffers to the Conservation Area, The Clays, the allotments and southern and elevated part of the site. Intermittent specimen tree planting across the development (in the street scene and private gardens) would also be beneficial in retaining a rural character.



Site to be surveyed

 Conservation Areas

 Bridleway

 Footpath

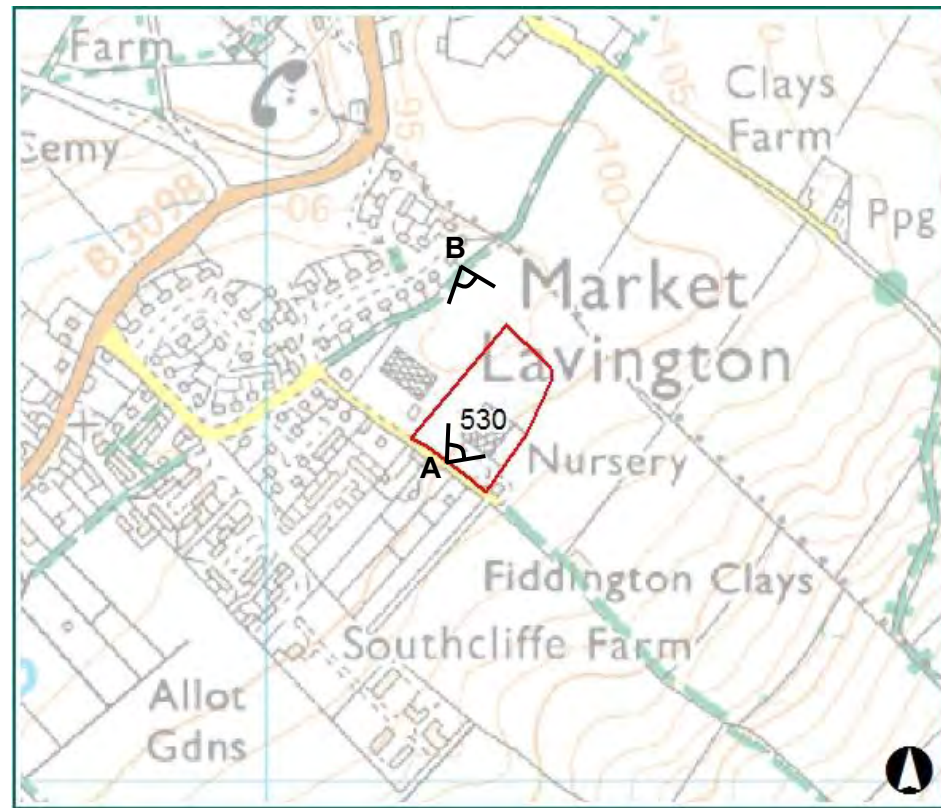
 Listed Buildings

+ + Byway

1:10000

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Site: 530 – Fiddington Hill, Market Lavington



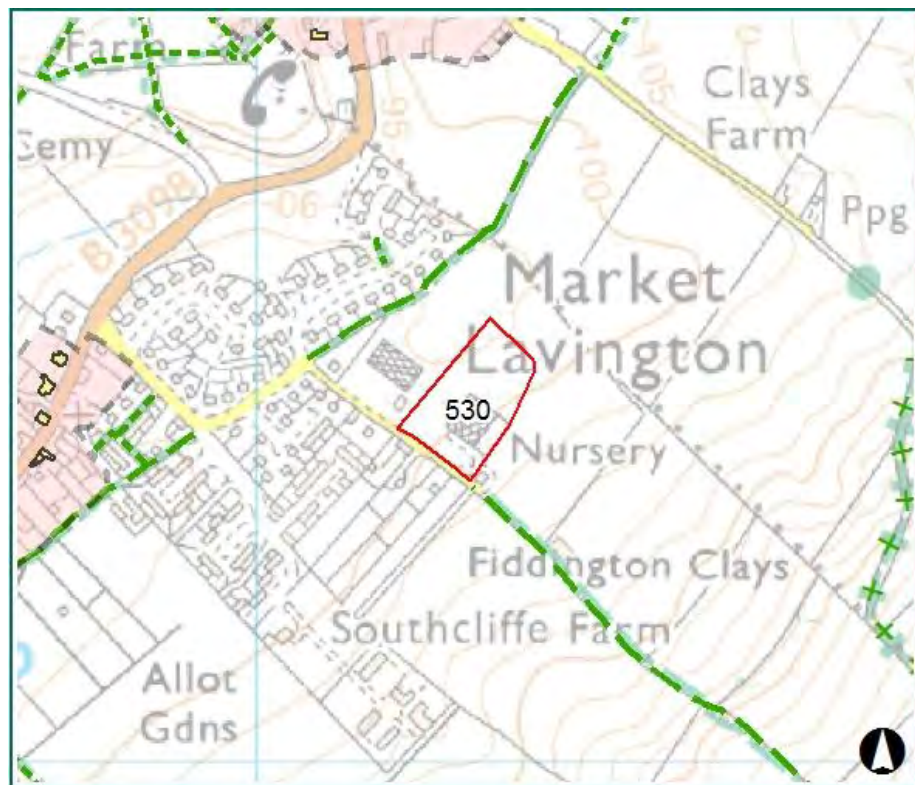
Site to be surveyed
 Photoviewpoint Location
 1:10000
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View A: View looking north east over previously developed land associated with the nursery.

Element	Assessment
Key features of landscape character area	<p>The site is within the 15A Vale of Pewsey (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides. • Broad, low-lying, level vale, becoming gently undulating as it narrows to the east. • Contained and enclosed by the dramatic escarpments of chalk upland to either side. • Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows. • Chalk foothills in arable land use with very open large-scale fields. • Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing. • Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland. • A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings. • Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile. <p>The 3A Salisbury Plain West High Chalk Plain lies directly to the east.</p>
National/Local Designations	n/a
Site description	The site forms a rectangular piece of land associated with Underhill Nursery and part of an arable field on the eastern side of Market Lavington. A row of Leylandii border the site along Fiddington Hill. A PROW adjoins the southwestern corner of the site. To the east beyond the site the arable fields rise towards an escarpment and the Wessex Ridgeway bridleway.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Commonplace
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	<p>The large conifer tree belts are an incongruous feature in the local landscape.</p> <p>The landscape to the southeast and northeast is characterised by the smoothly rolling landform and large-scale arable fields creating an open and exposed landscape with occasional hedgerows and is characteristic of the 3A Salisbury Plain West LCA.</p>
Views	

Visual prominence judgement	High/Moderate-high/Moderate-low/Low
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is generally visually contained to the western and southern site boundaries by the conifer tree belts and is therefore more exposed to the wider landscape from the north and east and the PROWs crossing the chalk plain.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High There is scope for hedgerow and tree planting to strengthen the north eastern and south eastern site boundaries and improve the settlement edge.
Impact Assessment	
Overall magnitude of effect on landscape character	High/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	The site is closely associated with the settlement edge and would represent a minor alteration to the characteristics of the existing landscape. There is the opportunity to remove the conifer tree belts.
Overall magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Fiddington Hill and PROW - views of the development would be prominent but not uncharacteristic and partly screened by tree planting to site boundary; magnitude of effect medium - low adverse.
Description of private views surrounding the site	Detached properties along Fiddington Hill – views of the development would be prominent but not uncharacteristic; magnitude of effect medium adverse.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High This is a brownfield site on the edge of Market Lavington bordered by residential development. There is the opportunity to improve the settlement edge with hedgerow and tree planting to a landscape buffer along the north eastern and south eastern edges and thereby containing the development from the wider chalk plain.

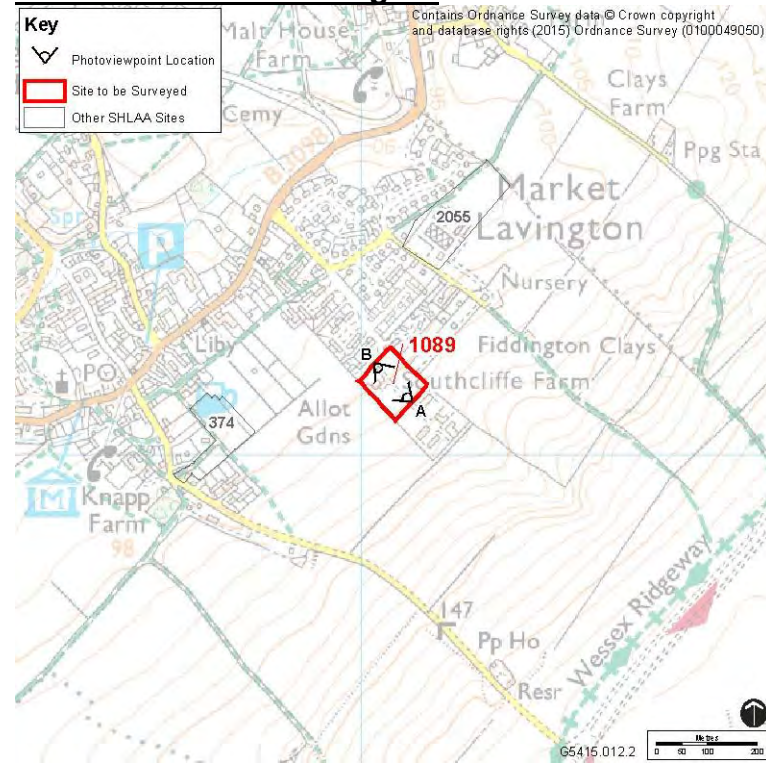


■ Site to be surveyed ■ Conservation Areas — Bridleway 1:10000
■ Listed Buildings + Byway - - - Footpath
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View B: View towards south south west illustrating the relationship between the site and Salisbury Plain to the south east.

Site: 1089 Market Lavington



Element	Assessment
<p>Key features of landscape character area</p>	<p>The site is within the 3A Salisbury Plain West (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Very large scale and open, exposed landscape. • Rolling plateau landform with panoramic views over the surrounding lowlands creating a sense of elevation. • Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows. • Steep and incised slopes down to the surrounding river valleys. • Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery. • Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks. • Proliferation of military signage and posts along the numerous tracks that cross the area. • Rich ecology particularly the numerous extensive and intact areas of chalk grassland. • Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum. • Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations. <p>The site is immediately adjacent to southern extent of the 15A Vale of Pewsey (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides. • Broad, low-lying, level vale, becoming gently undulating as it narrows to the east. • Contained and enclosed by the dramatic escarpments of chalk upland to either side. • Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows. • Chalk foothills in arable land use with very open large-scale fields. • Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing. • Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland. • A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings. • Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile.
<p>National/Local Designations</p>	<p>n/a</p>
<p>Site description</p>	<p>The site forms a square piece of rising land to the rear of Southcliffe Farm on the southern side of Market Lavington covering 0.97 hectares. A 21st century brick detached property with numerous mature ornamental trees and shrubs set within a large garden occupies the southwestern part of the site. A single tarmac road bisects the site and links to a small business park, characterised by large industrial/agricultural units and separated by a tall grey brick wall and belts of mature trees, which form the southern boundary. The site is situated at 100 m AOD and rising to 105m to the southeast. Beyond the business park, the land continues to rise towards the escarpment and the Wessex Ridgeway bridleway 600m to the southeast. The site's northern boundary is along Southcliffe Road, which serves the residential cul-de-sac of Ridgeway Close, Lychet Close, The Paddock and Yeoman Close. A grass verge on embankment and an ornamental hedgerow defines this boundary. (Viewpoint B) An avenue of mature trees on either side of a disused driveway defines the site's western boundary, which contributes to site's parkland character. Hedgerow and mature trees define the western boundary, which largely prevents views of the site from the wider landscape to the south-west. There are two public rights of way (MLAV 24 & MLAV 25) to the south-west of the site linking Lavington Hill with 'The Clays'. The site is not within or adjacent to the village's Conservation Area designation. Residential development in the village mostly extends along the valley bottom along the B3098 with</p>

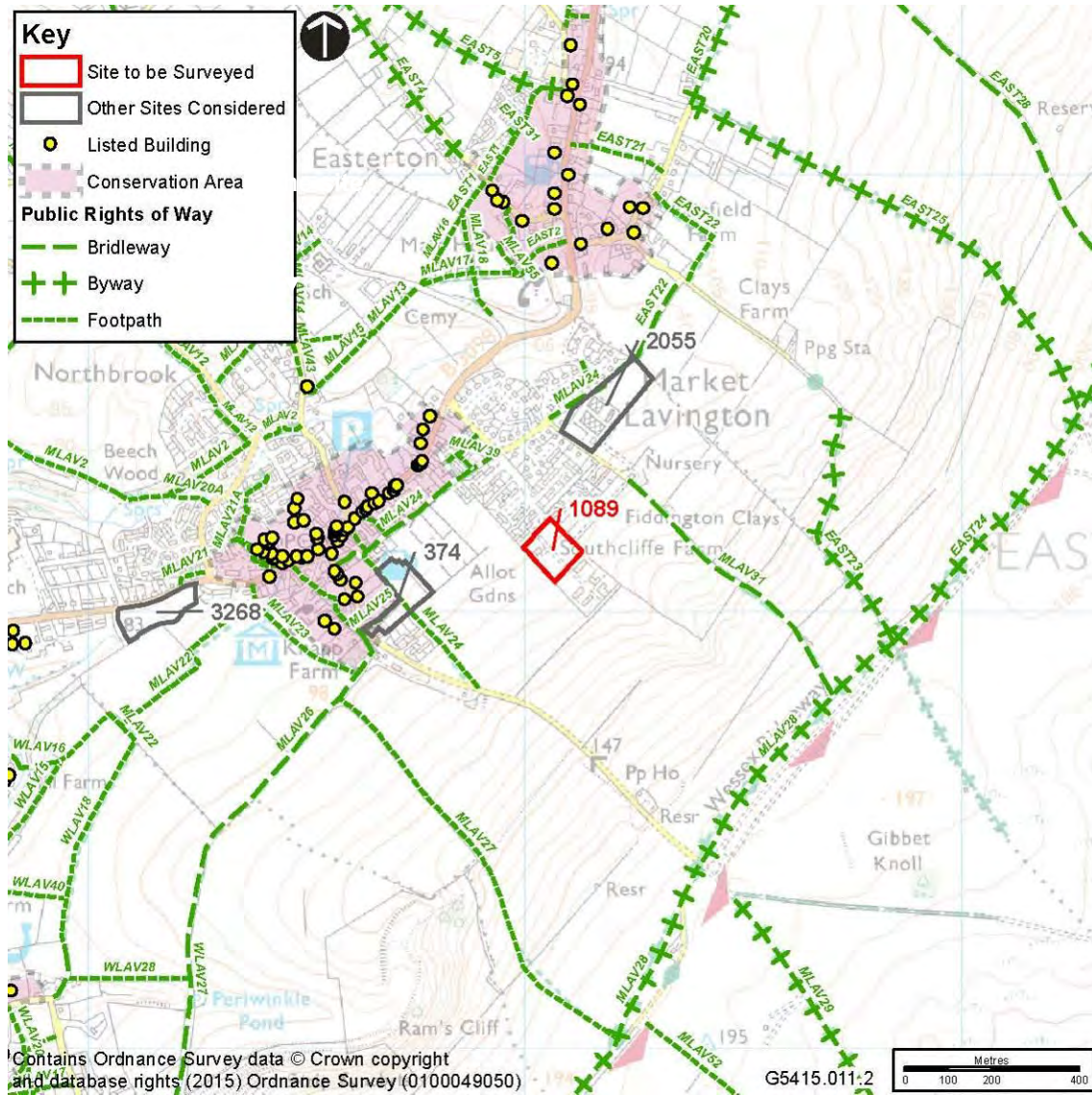
	fingers of development along White Street and Fiddington Clay. There is a group of houses on similar ground in a cul-de-sac off Lavington Hill to the south-west of the site and on the opposite valley side (accessed via 'Northbrook').
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	The local area to the southeast is characterised by a smoothly rolling landform and large-scale arable fields creating an open and exposed landscape with occasional hedgerows consistent with the Salisbury Plan landscape character description. However, the site is not representative of the wider character area as belts of ornamental trees around its eastern, western and southern boundaries enclose it. In addition, the site is physically separated by the business park from the wider Salisbury Plain and the site's characteristic features including the avenue trees on the eastern boundary are not representative of the wider landscape. However, the trees within the site do provide a sense of enclosure and are attractive features but have limited association with the setting of the village.

Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low adverse
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site has a moderate to low visual prominence due to established vegetation screening on three sides, however, the site's position on lower ground at the southern edge of Market Lavington, allows views from two PRoWs west of the site and from higher ground to the south from rising arable fields. There are no views from the Wessex Ridgeway Long Distance Route, which runs in a northeast-southwest direction on higher ground to the south due to intervening landform, rooflines of the business units and screening by belts of mature trees. Within the business park, intervening buildings screen views of the site to the south. However, there are local views from the properties to the north of the site above boundary vegetation. Lavington Hill follows the rising landform to the southeast of the village and there are intermittent views towards the site, which is visible against the wooded backdrop of the village. There are no important views across the site of the village from the wider chalk landscape.

Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High The site is enclosed by wooded boundaries to east, west and south and bordered by development to the north and south. This provides a degree of screening around the site screening it from the surrounding area and separating it from the wider landscape. All existing trees should be retained where possible. There is a high potential for mitigating effects on landscape character and views.

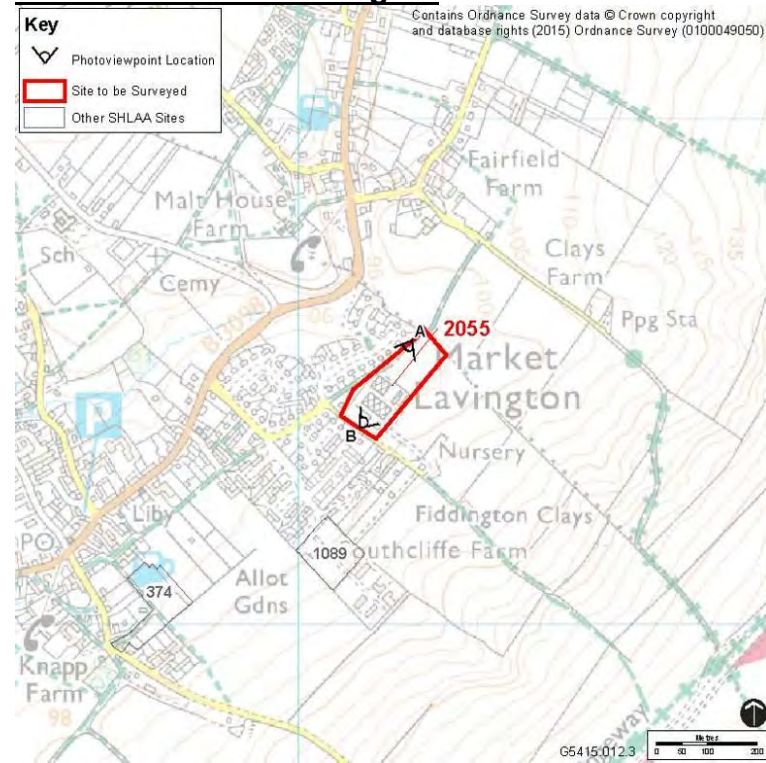
Impact Assessment	
Overall Magnitude of effect on landscape character	High adverse/Medium adverse/Low adverse/Negligible adverse
Description of impacts on landscape character	The mature vegetation to boundaries would assist in accommodating the residential development in the landscape, and new houses on site would form a low alteration to the wider landscape character or character of the village and would not noticeably effect the setting of the settlement as viewed from the southeast. However, the development would have an enduring presence in the landscape and would alter the site's landscape character at a local level from largely amenity grass to a low density, two-storey residential development with associated gardens and roads. The magnitude of effect would be negligible adverse as there would be a very small alteration to key features and the introduction of features which are already be present in the landscape.
Overall Magnitude of effect on views	High/High to Medium adverse/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	PRoWs (MLAV24 & MLAV21) - there would be mid distance views from these PRoWs, which currently run to the south-west of the site, views, are open towards site and therefore towards any proposed development. A small proportion of the view would be affected and the magnitude of effect would be low adverse . Lavington Hill – There would be intermittent open views between matures trees from higher ground looking across to the site on the southern edge of the village. A small proportion of the view would be affected and the magnitude of effect would be low adverse . Southcliffe Road - Views would be screened by the boundary hedgerow and embankment. Views would be fleeting passing the entrance to the site and the magnitude of effect would be low adverse .
Description of private views surrounding the site	A small number of detached properties along Southcliffe Road, to the north of the site: Intervening boundary vegetation would filter and obscure most direct lower storey views looking toward the site, however, upper storey views experience greater effects with a high proportion of the view affected and the magnitude of effect would be high adverse . Properties within the cul-de-sac off Lavington Hill, to the south and west of the site: There would be open upper storey oblique and direct (from gable ends) views looking northeast, with some partial filtering provided by vegetation to the garden boundaries. A small proportion of the view would be affected and the magnitude of effect would be low adverse . Commercial units within Southcliffe Business Park: (to the south of the site and set slightly higher in the landscape): Views would be largely screened by intervening units and the boundary wall, however, it is assumed that access through the site will need to be maintained for the business park which would allow a channelled view through the site. A small proportion of the view would be affected and the magnitude of effect would be low adverse . Properties along Ridgeway Close: to the north of the site: There would be rear filtered oblique views looking towards the site. There would be a moderate proportion of the view affected and the magnitude of effect would medium adverse .
Mitigation Measures and Capacity to Accommodate Change	
Capacity to accommodate change	Low/Moderate-low/Moderate-high/High The proximity of the site to edge off Market Lavington and presence of development to the north and south influences its landscape character. Residential development would result in relatively limited

adverse effects on views experienced by PRoWs and road users to the south of the village, and by existing residents in the southern parts of the village and business park users. It would be important to retain the existing tree belts and hedgerows along its boundaries as part of any landscape framework. There would also be scope to supplement the woodland trees on the western and eastern boundaries and retention of mature trees through the centre of the site along the existing access road. This type of mitigation would be in keeping with the existing rural landscape character. Intermittent specimen tree planting across the development (in the street scene and private gardens) would also assist in integrating it into the landscape over time. The proposed mitigation measures assume that vehicular access would be maintained from Southcliffe Road to the business park. Overall, the site has a **high** capacity to accommodate residential development (based upon 30 units per hectare).



View B from Southcliffe Road looking southeast towards the main entrance to the site

Site: 2055 Market Lavington



View A from PRoW (Ref: EAST22) within the site looking south-west

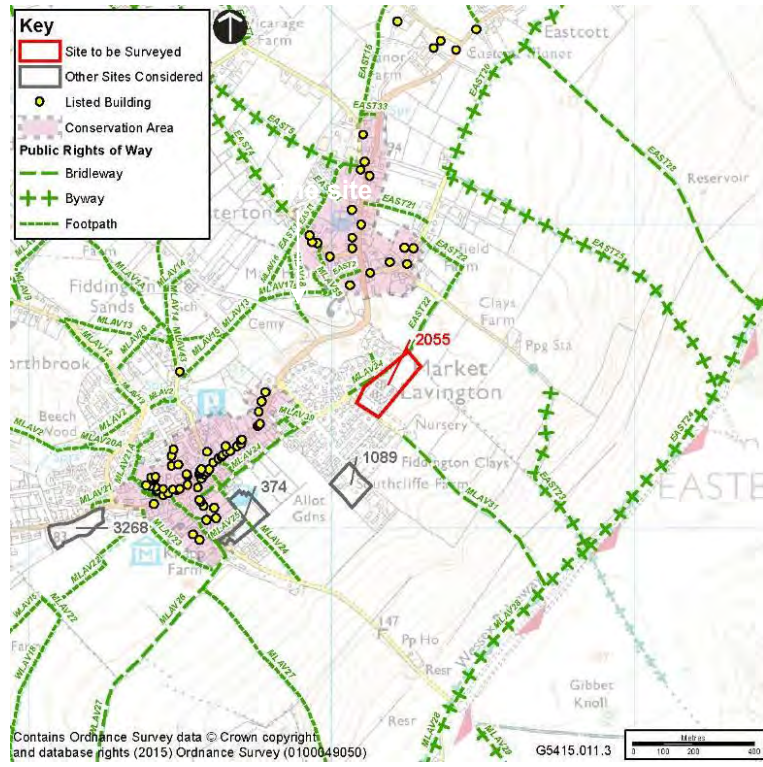
Element	Assessment
Key features of landscape character area	<p>The site is within the 15A Vale of Pewsey (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides. • Broad, low-lying, level vale, becoming gently undulating as it narrows to the east. • Contained and enclosed by the dramatic escarpments of chalk upland to either side. • Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows. • Chalk foothills in arable land use with very open large-scale fields. • Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing. • Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland. • A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings. • Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile.
National/Local Designations	n/a
Site description	<p>The site forms a rectangular piece of land associated with Underhill Nursery on the eastern side of Market Lavington covering 1.90 hectares. The site comprises a detached 21st century red brick property, its garden and numerous poly-tunnels, enclosed by belts of coniferous trees extending to rough grassland to the north. Excluded from the site is a further detached 21st century property and its garden curtilage in the southwest corner of the field at the junction of Fiddington Clay and Fiddington Hill. The site is on level ground approximately between 95m and 100 m AOD. To the east beyond site, the land continues to rise towards an escarpment and the Wessex Ridgeway bridleway. Fiddington Hill, a minor road, defines the southern boundary serving six properties and is bordered by grassy verges, garden hedgerows and trees. After the settlement edge to the east it becomes a bridleway (Ref: MLAV31) lined by hedgerows with few mature trees. The southern part of the site comprises the front lawn and car park area of Underhill Nursery. (Viewpoint B) The site's western boundary skirts around an adjacent property to join PRoW (Ref: MLA24) and has a belt of mature trees separating the property and PRoW from the poly-tunnels. There are two public rights of way (MLAV 24 & EAST22) along the western boundary of the site, with MLA24 linking Stirling Road to the north. The site boundary with the properties on the eastern side of Stirling Road is timber post and rail with little vegetation. The site's northern boundary is a post and wire fence and hedgerow devoid of trees. The site's eastern boundary is open with no defined boundary and runs across the rear garden of the Underhill nursery property close to the coniferous boundary. The site is not within or adjacent to the village's Conservation Area designation.</p>
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil

Evaluation of landscape character of site and surrounding area	The local area to the southeast and northeast is characterised by the smoothly rolling landform and large-scale arable fields creating an open and exposed landscape with occasional hedgerows. The northern half of the site has visual connections to the Chalk upland landscape to the south. However, the southern part (nursery) of site is not representative of the wider character area with its urban edge land use including numerous poly-tunnels and belts coniferous trees screening its eastern, western and southern boundaries that mean that this part of site is commonplace. The site as a whole is not particularly representative of the neighbouring landscape character area to the south and east, which is part of the Salisbury Plain. There are some incongruous features in the local landscape, such as the large conifer tree belts and the abrupt residential edge along part of the western site boundary. The northern part of the site and its immediate surroundings to the south does have an attractive quality, which is not visible from any approaches into the village and has limited contribution to the settlement setting. Fiddington Hill is a quiet rural road which follows the rising landform to the southeast from the village linking to a bridleway (Ref: MLAV31) and the Wessex Ridgeway (Ref: MLAV28) so the site is peaceful and there are intermittent views towards the northern part of site and the village edge.
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Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low adverse
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site has a moderate to low visual prominence due to established vegetation screening on three sides of the nursery (southern) part of the site. However, the site's northern half is more open and its position on lower ground at the southern edge of Market Lavington, allows views from two Public Rights of Way (PRoWs Ref: MLAV24 & EAST22) west of the site and from two PRoWs on higher ground to the southeast (Ref: MLAV31 & EAST23). There are no views from the Wessex Ridgeway Long Distance Route that runs in a northeast-southwest direction on higher ground to the south due to intervening landform. There are local views from the residential area to the north into the northern part of the site and filtered views from the residential area to the south-west along Fiddington Hill. Incongruous features of coniferous trees and numerous poly-tunnels associated with the nursery are prominent features in these views.

Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High The site does benefit from some mature deciduous vegetation within its immediate surroundings. There is scope for further hedgerow and tree planting to further strengthen existing field boundaries and establish vegetation screening particularly to the eastern site boundary (which is currently undefined). Mitigation planting would be in keeping with the local landscape character and has the potential to improve the eastern settlement edge through additional tree and hedgerow planting filtering views towards properties. There is a moderate to high potential for mitigation.

Impact Assessment	
Overall Magnitude of effect on landscape character	High-adverse/Medium-adverse/Low-adverse/Negligible-adverse
Description of impacts on landscape character	Residential development on this site would replace existing undeveloped rough grassland in the northern part of the site, as well as hardstanding, a dwelling and numerous poly-tunnels in the southern part of the site. The site is closely associated with the settlement edge through adjoining residential development to the north and west. It forms part of a group of urban-edge pastoral land including the allotments, which as a whole are separated and characteristically different from the large-scale arable chalk landscape immediately to the south. Housing development on the site would represent a minor alteration to the characteristics of the existing landscape. The magnitude of effect on landscape character would be low adverse .
Overall Magnitude of effect on views	High/High to Medium-adverse/Medium-adverse/Low-adverse/Negligible
Description of impacts on public views within and surrounding the site	PRoWs (EAST22) - there would be close range views from this PRoW that currently runs within and along the northwestern boundary of the site, views are mostly open towards the proposed development. A high proportion of the view would be affected and the magnitude of effect would be high adverse . PRoW (MLAV24) - Tall deciduous trees separate the site from this PRoW and would obscure or filter views toward the site from the majority of this PRoW. Overall, a very small proportion of the view would be affected and the magnitude of effect would be negligible . Fiddington Hill – There would be intermittent open views from this road between mature trees of views of new houses across the eastern and southern site boundaries, A small proportion of the view would be affected and the magnitude of effect would be low adverse . Bridleway MLAV31 & PRoW EAST23 - From sections of these receptors, it is likely that there would be views of the upper part of new houses above the intervening hedgerows. New houses would be closer in the view than the existing settlement edge but a small proportion of the view would be affected. The magnitude of effect would be low adverse .
Description of private views surrounding the site	A small number of detached properties along Fiddington Hill, to the south and southeast of the site: There would be near views of new houses across the eastern and southern site boundaries, which would be partly filtered by trees. A large proportion of the view would be affected and the magnitude of effect would be high adverse . Properties along the eastern side of Stirling Road: There would be near views of new houses across the western site boundary into the northern part of the site, with limited filtering. A large proportion of the view would be affected and the magnitude of effect would be high adverse . Detached property adjacent to the south-west corner: There would be open views from upper storey panoramic windows over the garden boundary and above trees of new houses in southwest corner of the site. Overall a large proportion of the view would be affected and the magnitude of effect would be high adverse . Properties within cul-de-sac of Melrose Close backing on to Fiddington Hill, to the south-west of the site: From lower storey windows, views of the existing properties and polytunnels would be replaced by the upper part of new houses in the southern part of the site, seen above close-boarded fencing. Views that are more open would be possible from upper storey windows looking toward the southern part of the site. Overall a moderate proportion of the view would be affected and the magnitude of effect would be medium adverse .
Mitigation Measures and Capacity to Accommodate Change	
Capacity to accommodate change	Low/Moderate-low/Moderate-high/High The proximity of the site to edge of Market Lavington and presence of existing development within the site, and bordering to the north and west influences its landscape character. Effects on public views would be relatively limited, with higher visual effects likely to be experienced by neighbouring residents. There would be opportunity to set back development from the bridleway along the southern boundary incorporating an appropriately landscaped buffer to any proposed development to filter views towards the development, prevent a highly visible built edge, and reduce landscape and visual effects on the locality. There is a moderate to high potential to mitigate landscape and visual effects through additional hedgerow and tree planting, which also has the potential to improve the appearance of the settlement edge. Overall, there is a moderate to high capacity to accommodate residential development (based upon 30 unit per hectare) on this site.



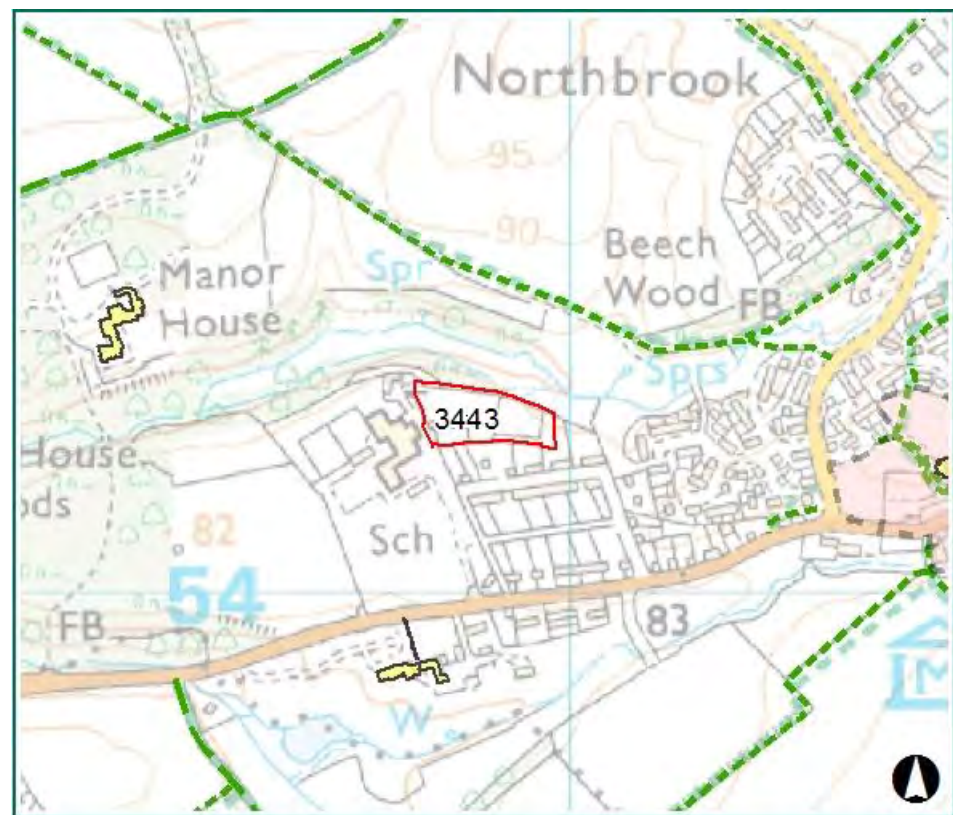
Site: 3443 - East of Lavington School, Market Lavington



View A: View looking east across the site.

Element	Assessment
Key features of landscape character area	<p>The site is within the 15A Vale of Pewsey (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides. • Broad, low-lying, level vale, becoming gently undulating as it narrows to the east. • Contained and enclosed by the dramatic escarpments of chalk upland to either side. • Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows. • Chalk foothills in arable land use with very open large-scale fields. • Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing. • Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland. • A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings. • Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile.
National/Local Designations	n/a
Site description	The site comprises two small fields and a building and carpark associated with the adjacent school and is bordered along its northern edge by floodplain and Manor House Wood, a complex ancient woodland site with areas of dry and wet woodland. Lavington School borders to the site to the west with housing to Park Road to the south and east.
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Commonplace
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil
Evaluation of landscape character of site and surrounding area	The site is associated with the school and the residential area on the north western edge of Market Lavington. The local landscape has characteristics consistent with the 15A LCA particularly the wet woodland associated with the springs and minor streams.
Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low

Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/ Low sensitivity
Important views	Highly important views/Some important views/No important views/ Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	There is very limited visibility of the site which is enclosed to the north by the woodland, to the west by the school and to the south by housing.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/ High This is a constrained small site bordering floodplain and complex ancient woodland which would require a substantial landscape buffer.
Impact Assessment	
Overall magnitude of effect on landscape character	High/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	Whilst housing would not be out of character in this location it would adversely impact on the landscape features – the ancient woodland and floodplain.
Overall magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Lavington School – development would be prominent but not uncharacteristic given the adjacent residential area; magnitude of effect medium.
Description of private views surrounding the site	Park Road - development would be prominent but not uncharacteristic; magnitude of effect medium.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/ High This is a constrained small site which would require a substantial landscape buffer to the floodplain and complex ancient woodland reducing the developable area.

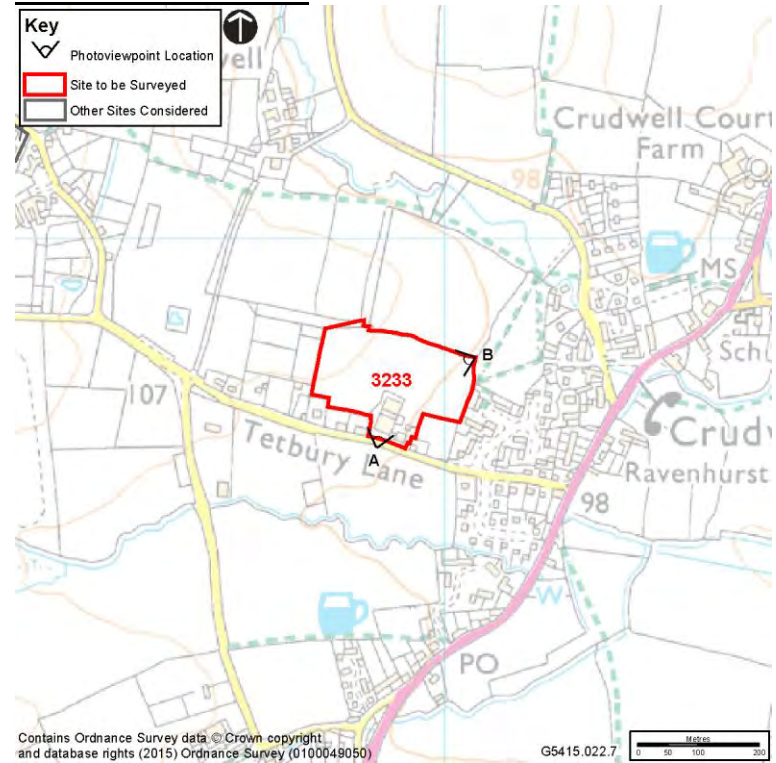


Site to be surveyed
 Conservation Areas
 Bridleway
 Footpath
1:10000

Listed Buildings
 + + Byway

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Site: 3233 Crudwell



View A from Tetbury Lane looking north across site

Element	Assessment
Key features of landscape character area	<p>The site is in 16A Limestone Lowland. (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and watercourses. Mix of permanent pasture and arable farmland. Strong network of hedgerows with hedgerow trees. Dry stone wall field boundaries in some areas and around settlements. Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement. Open areas of higher ground to the west offer panoramic views over the landscape, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the landscape linked by a network of rural roads. Traditional buildings of local limestone are an outstanding feature. Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	None
Site description	<p>The site is relatively flat, lying between 100 and 105 m AOD on the north side of Tetbury Lane and on the western edge of the village of Crudwell. It occupies 3.58 hectares and is a single medium sized pastoral field, which wraps around the rear of detached properties along Tetbury Lane. The site is partly brownfield site that includes three large derelict agricultural sheds surrounded by hard surfacing. The site's southern boundary is defined by a mix of field boundary hedgerow, post & wire fencing and belts of mature trees particularly along the rear of the agricultural sheds and private gardens. Rear gardens, agricultural sheds and a small field are to the immediate south of the site. Mature continuous hedgerows form the site's northern and western boundaries. Beyond this in the immediate landscape are linear woodland belts along the field boundaries to the north-west. The site's eastern boundary comprises a hedgerow with hedgerow trees that separates the site from The Dawneys residential area.</p>
Landscape Character	
Landscape character 'attractiveness'	Highly attractive / Attractive / Pleasant / Common place
Consistency with wider character judgement	Highly consistent / Mostly consistent / Some key characteristics present / Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting / Some features contributing to settlement setting / Limited association with settlement setting / Not associated with settlement setting
Remoteness and tranquillity judgement	Remote / Peaceful / Some interruption / Not tranquil
Evaluation of landscape character of site and surrounding area	<p>The site is mostly consistent with the characteristics of the wider landscape character area. The presence of large-scale rectangular fields adjacent to the site, the general intactness of the site and the hedgerow boundaries (with some fencing and sparse hedgerow trees) sloping down to a small watercourse to the north and the linear tree belts combine to form an attractive landscape that retains a rural character on the edge of the settlement. However, it does not form an integral part of the settlement setting or approach into the village. The site contains features typical of a landscape in close proximity to a settlement edge such as the allotments adjacent to the eastern boundary and residential areas immediately adjacent to the eastern and southern boundaries. Tetbury Lane is a rural road</p>

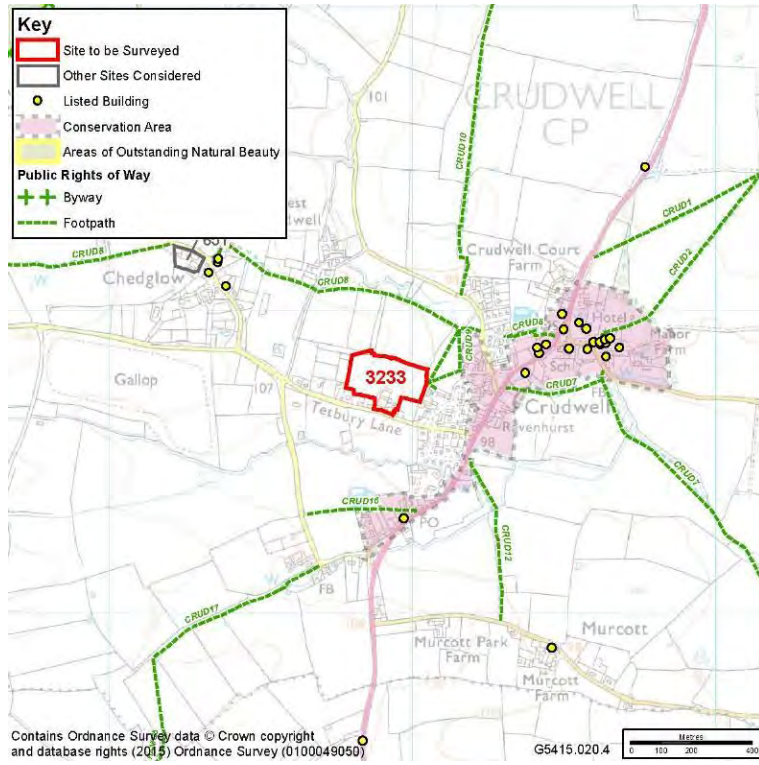
	connecting the village to the smaller settlement of Chedglow and the site is relatively peaceful.
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Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low adverse
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is on flat ground and visual prominence is limited by intervening built form to the south and east, by hedgerows bordering the site from the west and tree belts to the north. . Public visual receptors are limited to those immediately surrounding the site including motorists, walkers and cyclists using Tetbury Lane and Tuners Lane, the residential road to the immediate east (The Dawneys) and users of the PRoW network to the north. There are no important views affected.

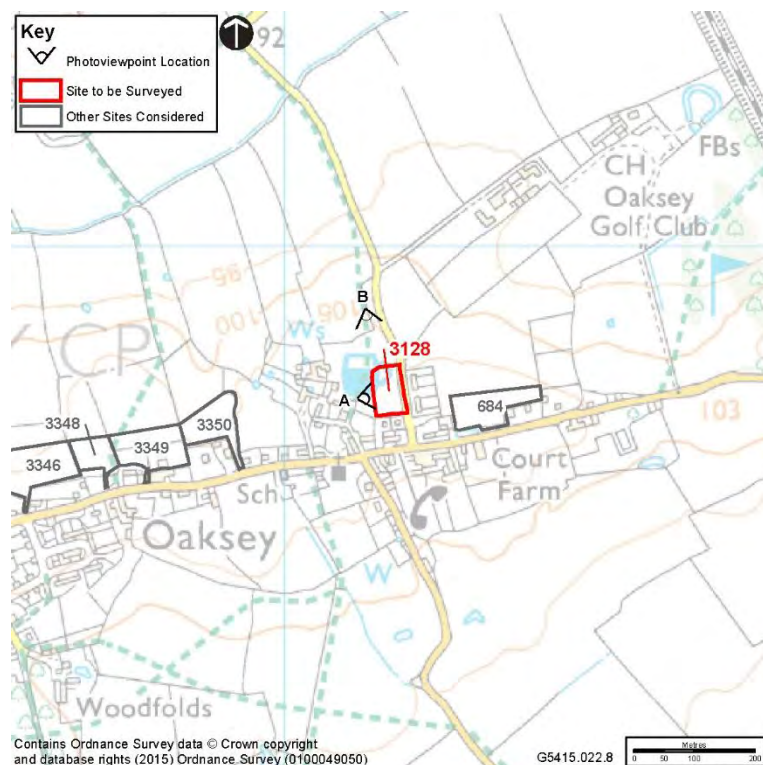
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High The site is visually separated from the wider landscape by intervening built form, continuous field boundary hedgerows and belts of mature trees. Although the hedgerows and field pattern is typical of the wider rolling clay lowland landscape, mitigation is feasible through conserving the existing hedgerow network and supplementing this with additional hedgerow trees and linear woodland belts, particularly on the northern and eastern boundaries with the adjacent farmland and properties. There is a moderate-high potential for mitigating effects on landscape character and views.

Impact Assessment	
Overall Magnitude of effect on landscape character	High adverse/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	The site benefits from its relatively discreet location on this lowland landscape. Development is a characteristic of this western edge of Crudwell and exerts an urban influence on the site. A residential development would alter the landscape character of the site, however the localised rolling landform and the presence of existing built form means the effects would be localised and generally limited to the site, the edges of the settlement close to the site and farmland to the north. Overall the magnitude of effect would be low adverse as there would be a small alteration to key features and the introduction of features which are already be present in the landscape..
Overall Magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Tuners Lane to the north-east – There would be open, transient views from a short section of road into across adjacent field towards the site. The new properties would replace views of the pastoral field and agricultural sheds. Overall, there would be a small alteration to existing views. The magnitude of effect would be low adverse . Tetbury Lane to the south – A short section of the fleeting view from Tetbury Lane would be affected and views of the derelict agricultural sheds would be replaced by a new access road and new houses. As a small proportion of the existing view would be affected and the nature of the view is fleeting and near. There would be a small but beneficial alteration to existing views. The magnitude of effect would be low beneficial . PRoWs north and north-east of the site (<i>Ref: CRUD8 & 9</i>) - There would be close views towards the proposed development above and through gaps in the intervening hedgerow. The new properties would replace views of the agricultural field, agricultural sheds and detached properties along Tetbury Lane and properties on The Dawneys. There would be a partial alteration to existing views. The magnitude of effect would be medium adverse .
Description of private views surrounding the site	Properties on Tetbury Lane and the residential roads of The Dawneys – there would be rear and gable end direct close views towards the proposed development with some filtering by garden trees. There would be a moderate alteration to the existing view. The magnitude of effect would be medium adverse . Properties on Tuners Lane – there are front and rear relatively distant views across the adjacent arable fields towards the proposed development. There would be a low alteration to the existing view. The magnitude of effect would be low adverse .

Mitigation Measures and Capacity to Accommodate Change	
Capacity to accommodate change	Low/Moderate-low/Moderate-high/High As previously mentioned the site is visually separated from the wider landscape by intervening built form, continuous field boundary hedgerows and belts of mature trees and given that it is partly brownfield it is considered that the landscape within site has a moderate-high capacity to accommodate a low-density residential development (30 units per hectare). Mitigation by way of reinforcing hedgerows and hedgerow trees, and the planting of linear woodland belts would be appropriate given the existing landscape character of the surrounding area. Planting should be concentrated along the northern and eastern boundaries to retain views of a wooded framework in longer distance views and minimise the visibility of the development in the wider landscape. Development along Tetbury Lane should be carefully designed to integrate with the existing semi-rural frontage.



Site: 3128, Land off Wick Road, Oaksey



Element	Assessment
Key features of landscape character area	<p>The site is in 16A Limestone Lowland. (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. • A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses. • Mix of permanent pasture and arable farmland. • Strong network of hedgerows with hedgerow trees. • Dry stone walls field boundaries in some areas and around settlements. • Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement. • More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. • Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. • Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads. • Traditional buildings of local limestone buildings an outstanding feature. • Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	<p>The site lies within Oaksey Conservation Area. The Conservation Area covers most of Oaksey village which is described as a street village on a ridge, a form of settlement which suggests that it originated early. The majority of properties in Oaksey are built using Cotswold stone.</p>
Site description	<p>The 0.39ha greenfield site occupies a small flat pastoral field currently used as horse grazing on the northern edge of Oaksey. Adjacent to the west of the site is the Wheatsheaf public house with All Saints C of E Church just beyond this. The site is rectangular in shape. There is a tall roadside hedgerow along the eastern boundary with Wick Road and the southern boundary comprises close board fencing associated with rear gardens and some intermittent hedgerows. Along the western boundary there is a post and rail fence with no vegetation adjacent to a PRoW (OAKS1) which also serves as a private access to detached properties to the north-west of the site. The northern site boundary is open. The site is surrounded by a narrow woodland belt and arable fields to the north, ribbon residential properties along Wick Road to the east, west and The Street to the south. To the immediate west is a cluster of traditional stone detached properties set within large gardens amongst mature trees. Beyond these properties to the north and west are undulating geometric arable fields bound by hedgerows with hedgerow trees with smaller pastoral fields close to the settlements northern edge. To east beyond properties lining Wick Road is Oaksey Golf Course set within landscaped grounds.</p>
Landscape Character	
Landscape character 'attractiveness'	Highly attractive/Attractive/Pleasant/Common place
Consistency with wider character judgement	Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting
Remoteness and tranquillity judgement	Remote/Peaceful/Some interruption/Not tranquil

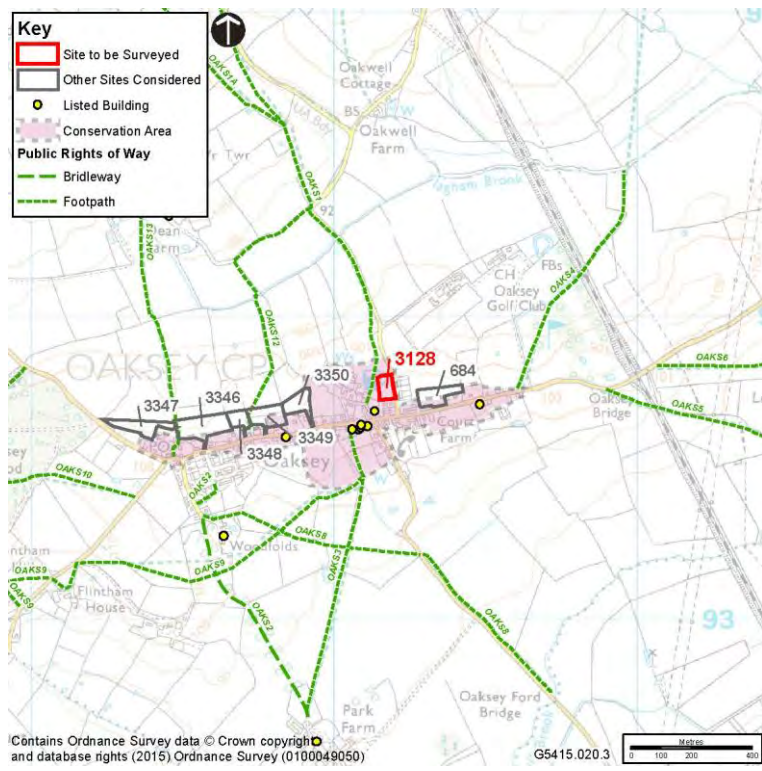
Evaluation of landscape character of site and surrounding area	The local landscape around the site has some key characteristics with the wider LCA 16A such as eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement and frequent hedgerow trees that give a greater sense of enclosure. The site forms part of a small pastoral tract of land that on the village edge and it makes some contribution to settlement setting particularly on the approach into the village along OAKS 1 where open views towards the church are possible next to the site. The site is situated off Wick Road within an attractive small village with many traditional Cotswold stone buildings. The site is within 200m of All Saints C of E Church. The location is peaceful set behind the residential properties on The Street to the south, between the Wheatsheaf pub to the west and a row of residential properties on Wick Road to the east and residential properties on The Street to the south. To the north woodland belts within large gardens and along Wick Road forms an attractive buffer separating the site from the surrounding farmland. The countryside surrounding Oaksey comprises a mixture of large arable fields and small pastoral fields delineated by hedgerows.
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Views	
Visual prominence judgement	High/Moderate-high / Moderate-low / Low
Public accessibility	High sensitivity / Moderate-high sensitivity / Moderate-low sensitivity / Low sensitivity
Important views	Highly important views / Some important views / No important views / Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The main views of the site are from the adjacent PRoW to the east and surrounding residential properties, including those to the east, south and west. The site is not prominent from views from the wider countryside to the north, largely due to the aforementioned woodland screening. The church tower All Saints is partly visible from the site and from the adjacent PRoW above intervening buildings..

Mitigation	
Overall Mitigation Potential	Low / Moderate-low / Moderate-high / High Retention of the existing vegetation on site will assist in mitigating the effects of the development from the wider countryside to the north. The potential for mitigation planting may be limited due to the size of the site, particularly to the east. There may be scope for further hedgerow planting as well as tree planting along the western and northern boundaries but this would be subject to the proposed layouts. The open green character of the site in views towards the church from OAKS 1 would be lost through development and hard to mitigate as it is the openness that is important to the character of the view. Overall the site has a moderate-low mitigation potential.

Impact Assessment	
Overall magnitude of effect on landscape character	High / Medium / Low adverse / Negligible
Description of impacts on landscape character	Development of the site would result in the loss of part of a pastoral field and a section of mature hedgerow along Wick Road however, the position of the site to the rear of The Street and its enclosure by built form on three sides and woodland to the north means that effects on the landscape character would be limited to the immediate site and adjacent surroundings. A small proportion of, mainly private, views would be affected. The character of the approach into the village along OAKS1 would be altered through development becoming more enclosed and less open. Housing development on this site would result in a small alteration to key features and characteristics of the existing landscape and the magnitude of effect on landscape character would be low adverse .
Overall magnitude of effect on views	High / Medium adverse / Low / Negligible
Description of impacts on public views within and surrounding the site	Wick Road (no pavements): In general tall hedgerows lining the west side of the road would obscure or filter views toward the site. From a short section of the road there would be glimpsed and fleeting view of new houses above intervening hedgerow and the new highway junction to facilitate the proposed development. Overall a small proportion of the view would be affected and the magnitude of effect would be low adverse . PRoW (OAKS1): There would be near and open views of new houses, gardens and associated vehicle access. Views of the church would become enclosed and channelled. A large proportion of the view would be affected and the magnitude of effect would be high adverse .
Description of impacts on private views surrounding the site	Residential semi-detached properties on Wick Road to the east of the site: These properties would have mostly upper storey direct front views of the site within close proximity over the roadside boundary hedgerow and beyond the new highway junction. Some of these views will have some filtering by hedgerow trees. The alteration and proportion of the view would be high to moderate. The magnitude of effect would be high to medium adverse . Residential properties on The Street to the south of the site: These properties would have direct rear views of the site, within close proximity, over their boundary fence with some filtering from boundary trees. There would be partial views of new houses, gardens and associated vehicle access. A moderate proportion of the view would be affected and the magnitude of effect would be medium adverse . Residential detached properties on PRoW (OAKS1) to the west of the site: Views from these properties would be oblique and largely filtered by intervening mature garden vegetation. A small proportion of the existing view would be affected. The magnitude of effect would therefore be low adverse .

Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low / Moderate-low / Moderate-high / High Residential development on this site would form infill to Oaksey. The layout of any proposed development (access road, building footprint and gardens) should reflect the character of the wider village particularly in the scale, massing, form of buildings and use of Cotswold Stone in keeping with the characteristics of the Conservation Area. Should the site be developed, it is likely that the existing tall hedgerow along Wick Road will become boundaries to gardens to properties and to provide a new highway junction. It is recommended that this hedgerow boundary is retained where feasible and a landscaped buffer to the adjacent PRoW is incorporated in the any proposed development layouts. The loss of open land within the settlement and loss of mature hedgerow in addition to the proximity to All Saints C of E church would have an adverse effect on character in this part of the village (which is designated a Conservation Area). Whilst there is scope to lessen effects on views through mitigation, it would not be possible to mitigate for effects on character. Overall the site has a moderate-low capacity to accommodate change. As the site forms part of the village Conservation Area a study of the setting of the conservation area should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3.'



This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>